HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Greater Toronto Area

Date Released: August 2016

Housing market intelligence you can count on

Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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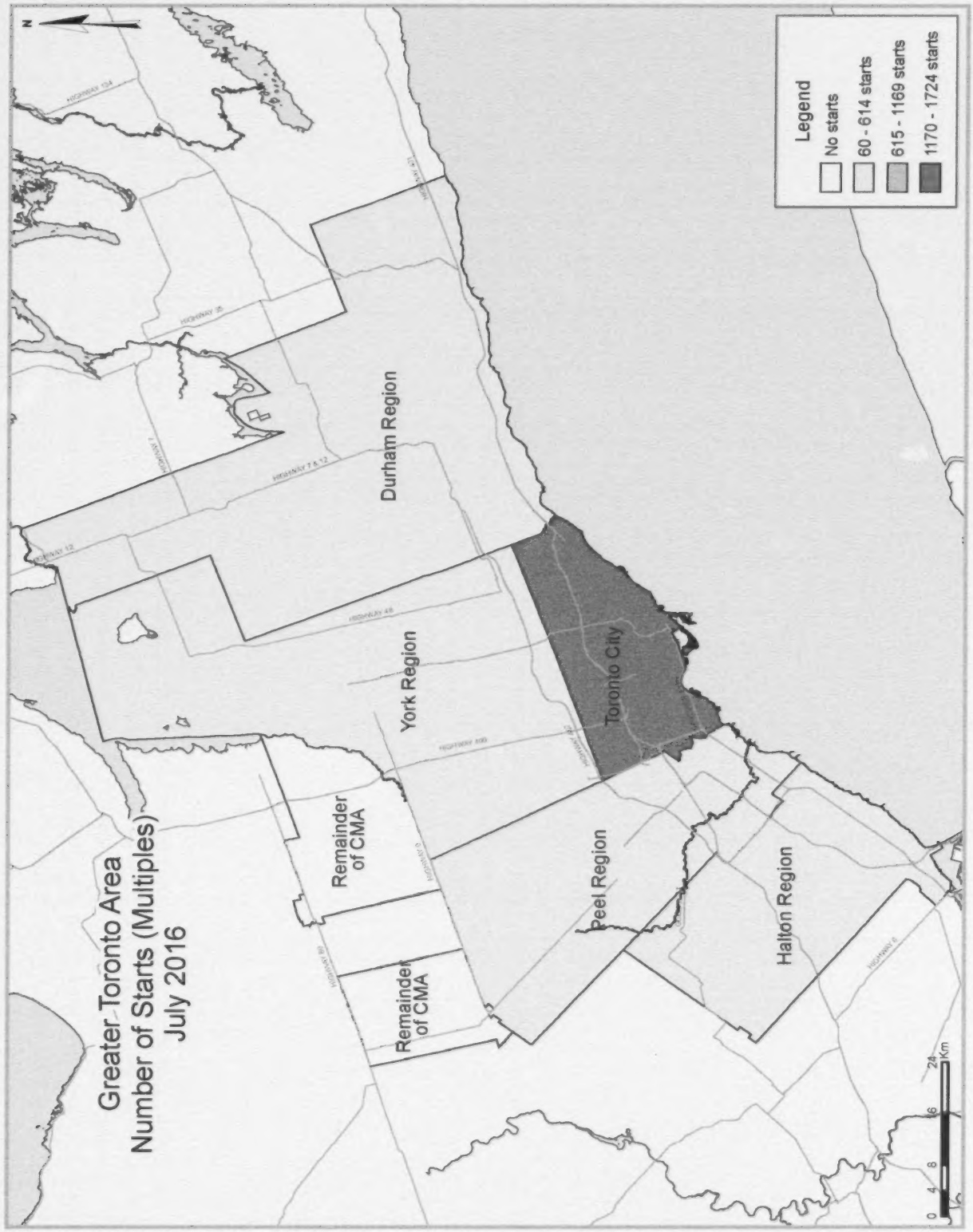
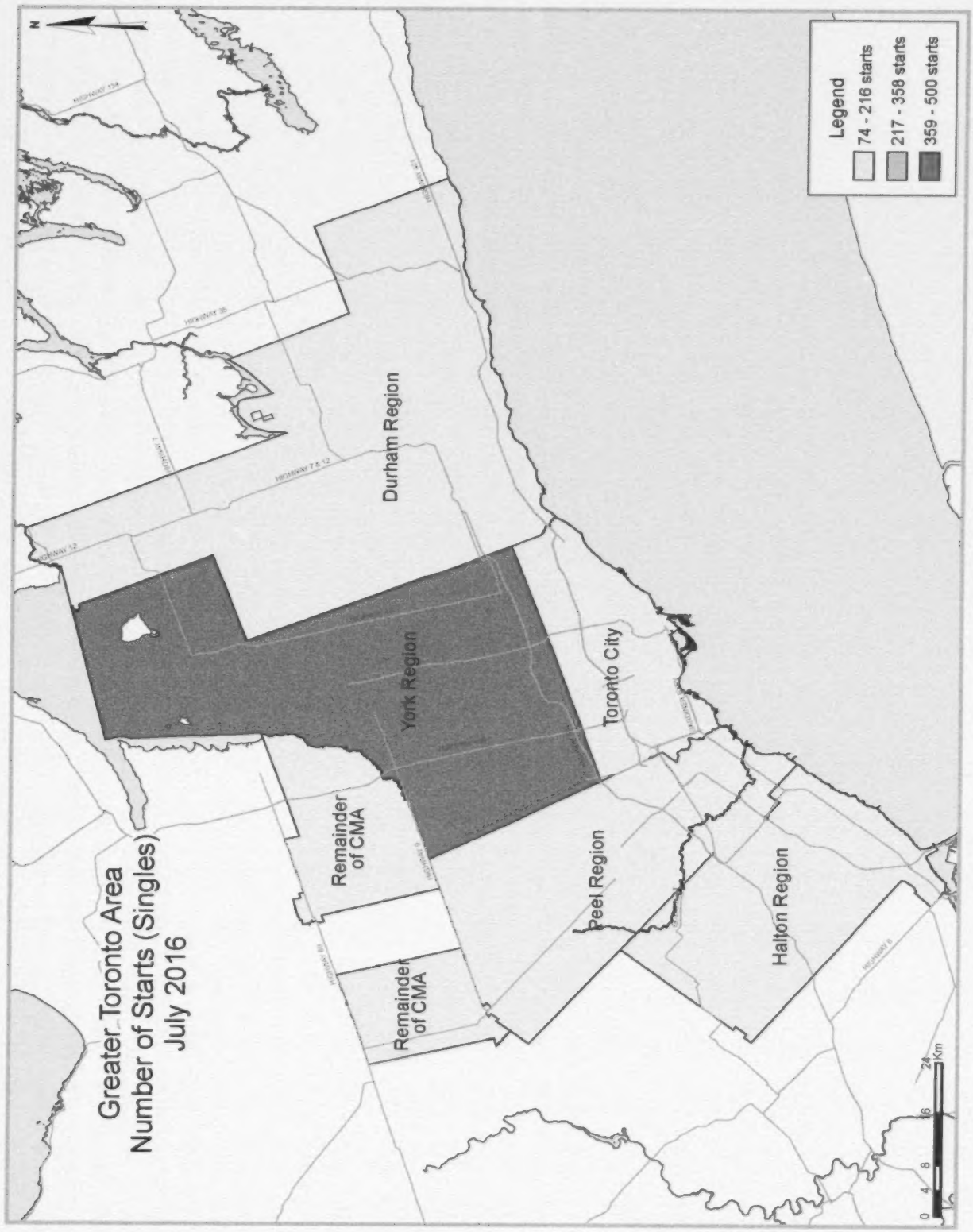
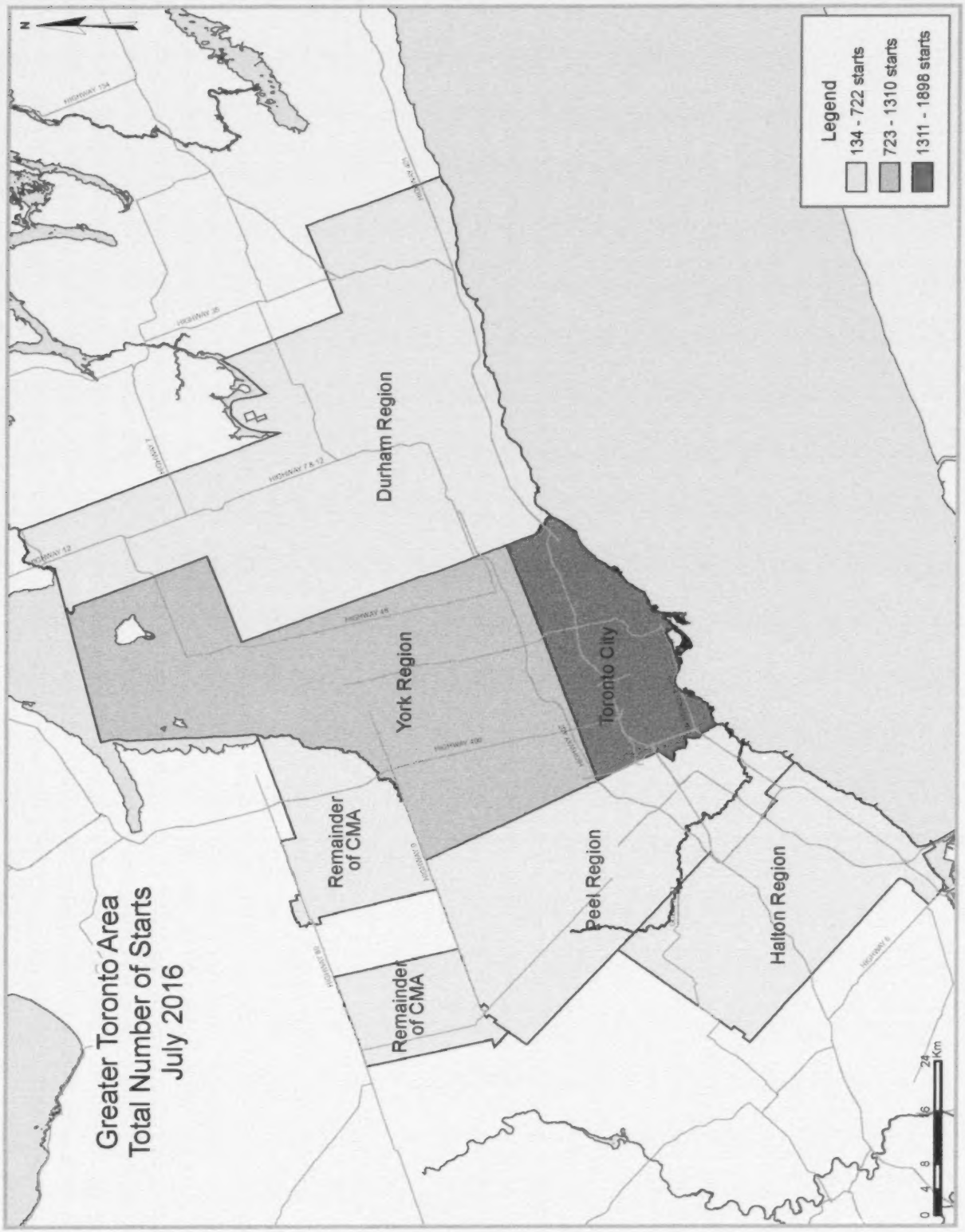
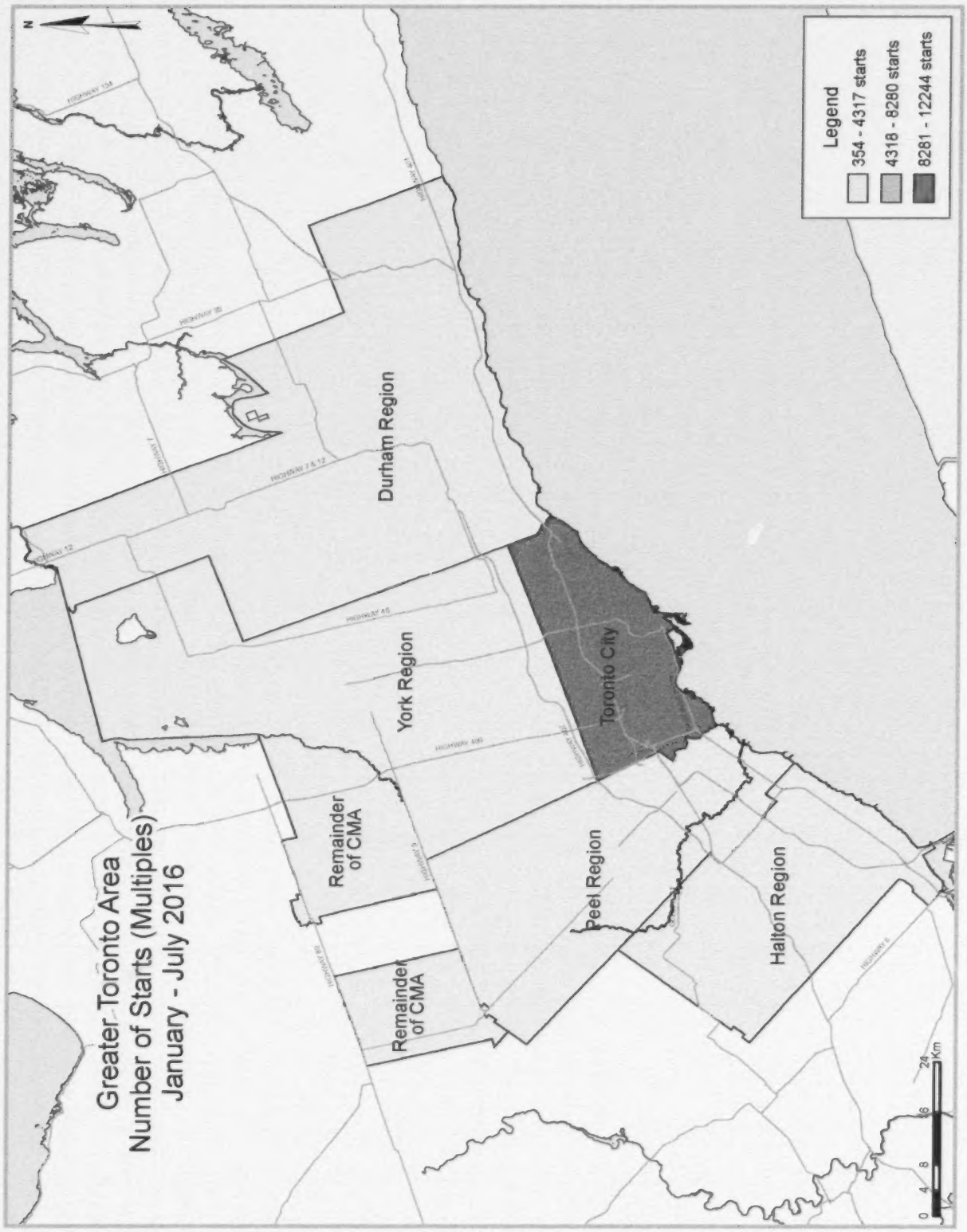
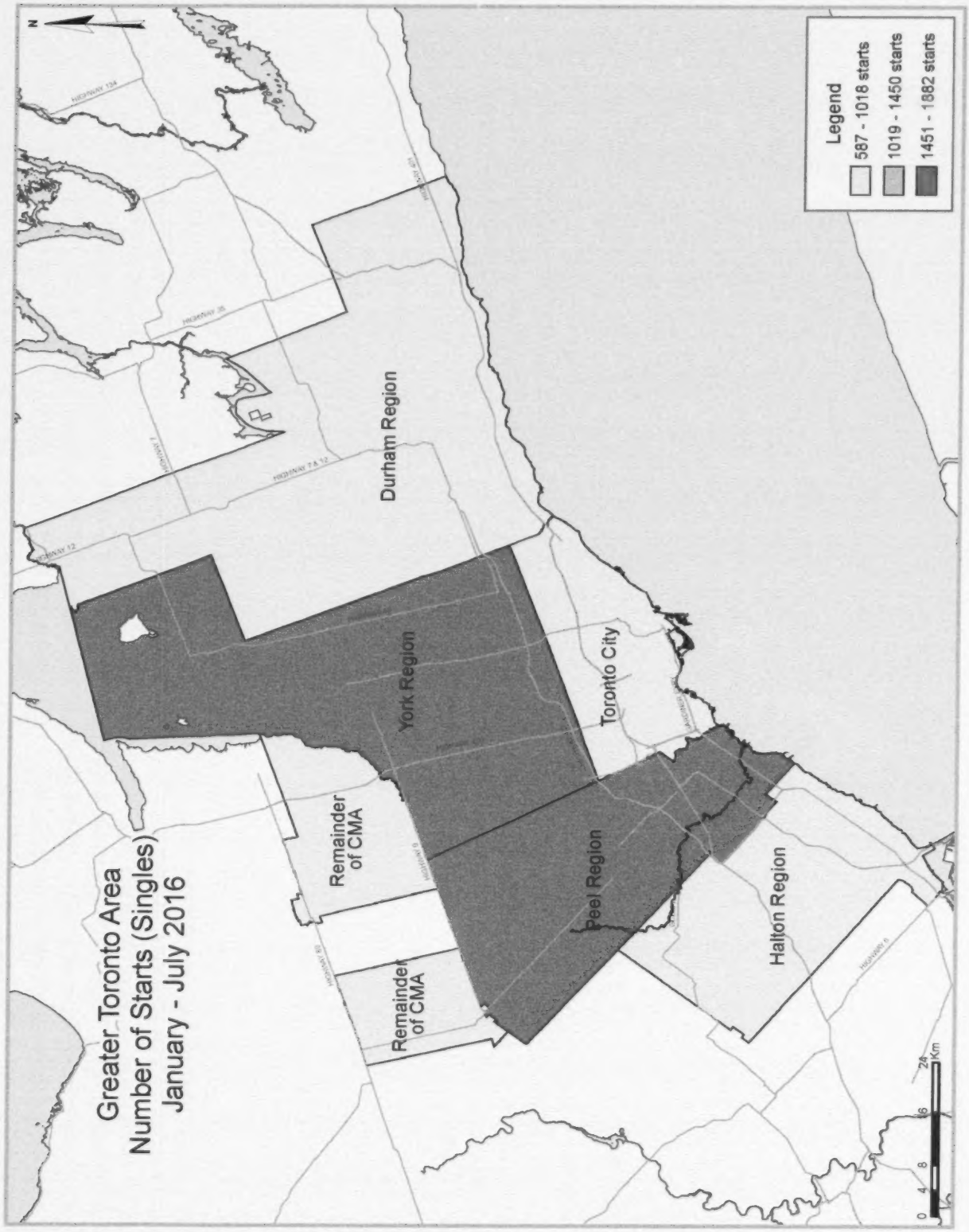
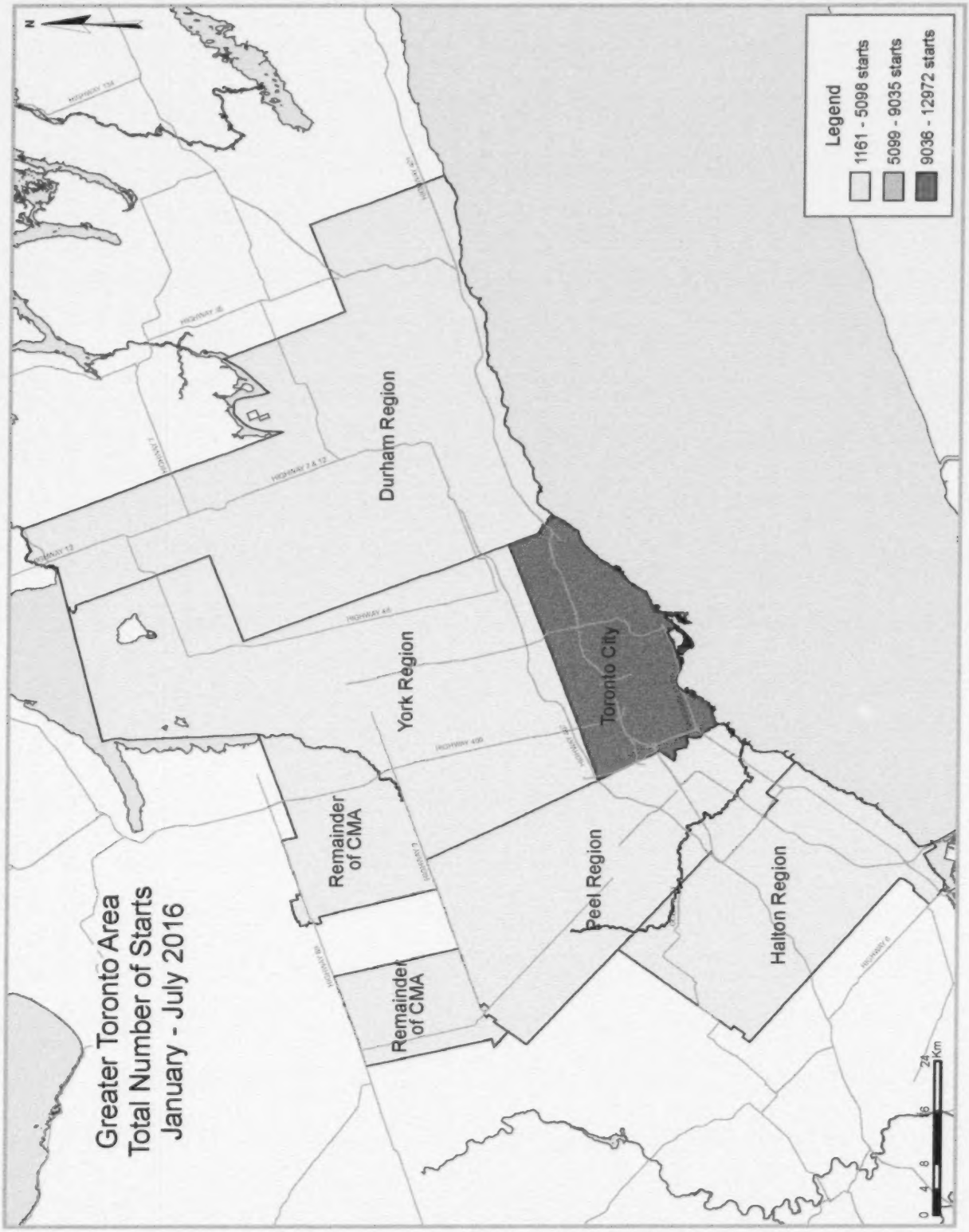

Greater Toronto Area
Number of Starts (Multiples)
July 2016
Legend
No starts
60 - 614 starts
615 - 1169 starts
1170 - 1724 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
N
0 4 8 16 24 Km


Greater Toronto Area
Number of Starts (Singles)
July 2016
Legend
74 - 216 starts
217 - 358 starts
359 - 500 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
N
0
4
8
16
24
Km

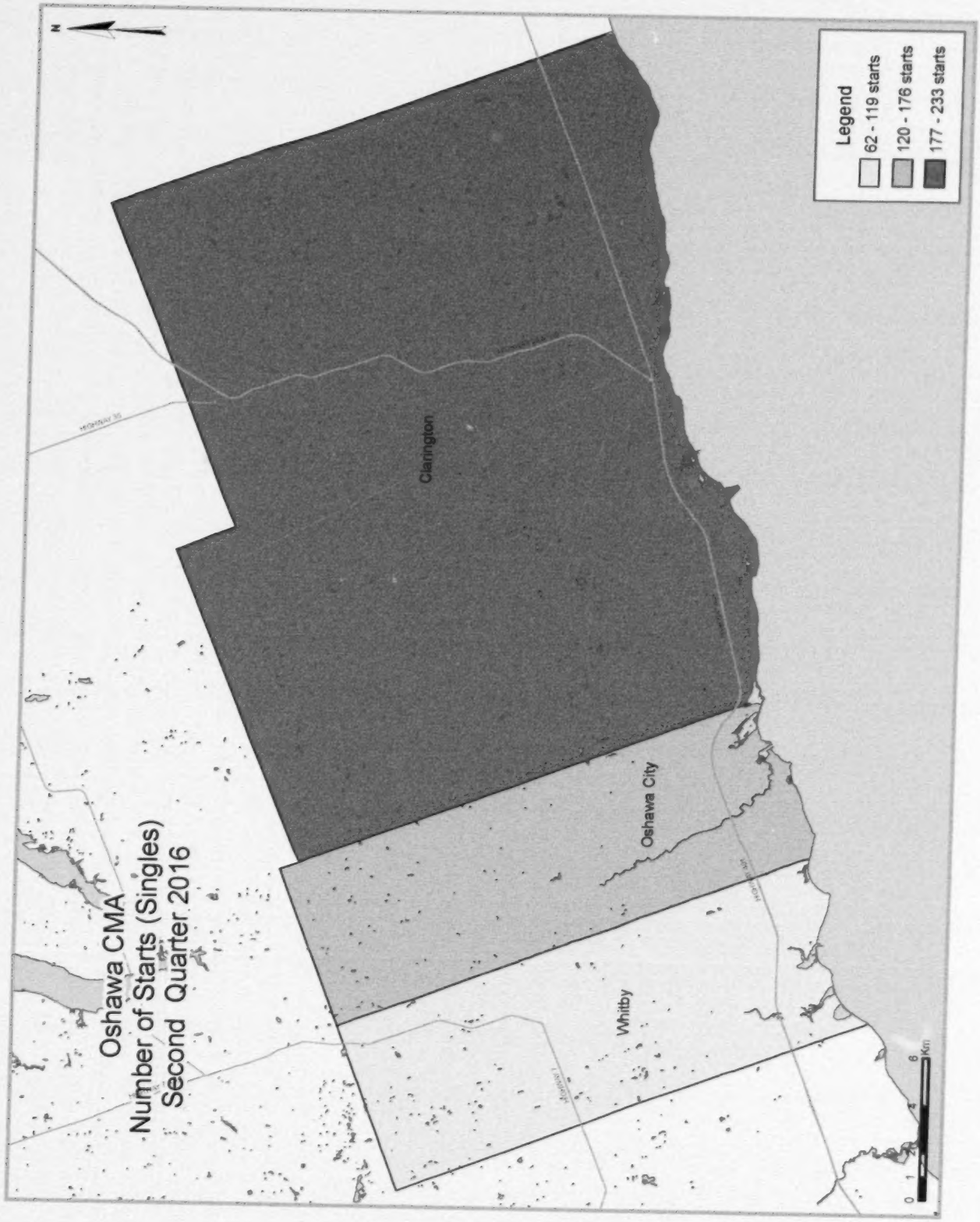

Greater Toronto Area
Total Number of Starts
July 2016
Legend
134 - 722 starts
723 - 1310 starts
1311 - 1898 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
N
0
4
8
16
24
Km

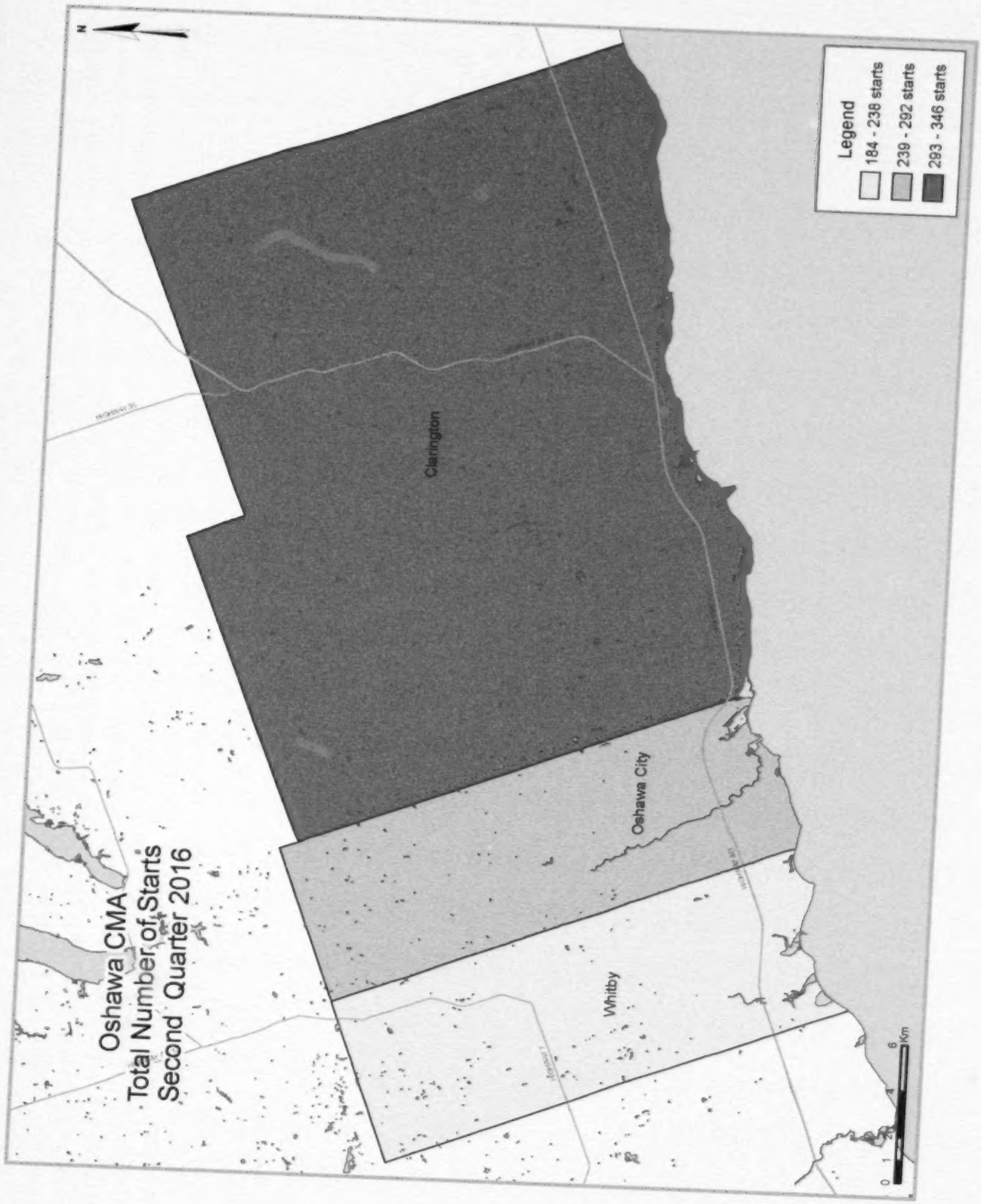

Greater Toronto Area
Number of Starts (Multiples)
January - July 2016
Legend
354 - 4317 starts
4318 - 8280 starts
8281 - 12244 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
N
0
4
8
16
24
Km

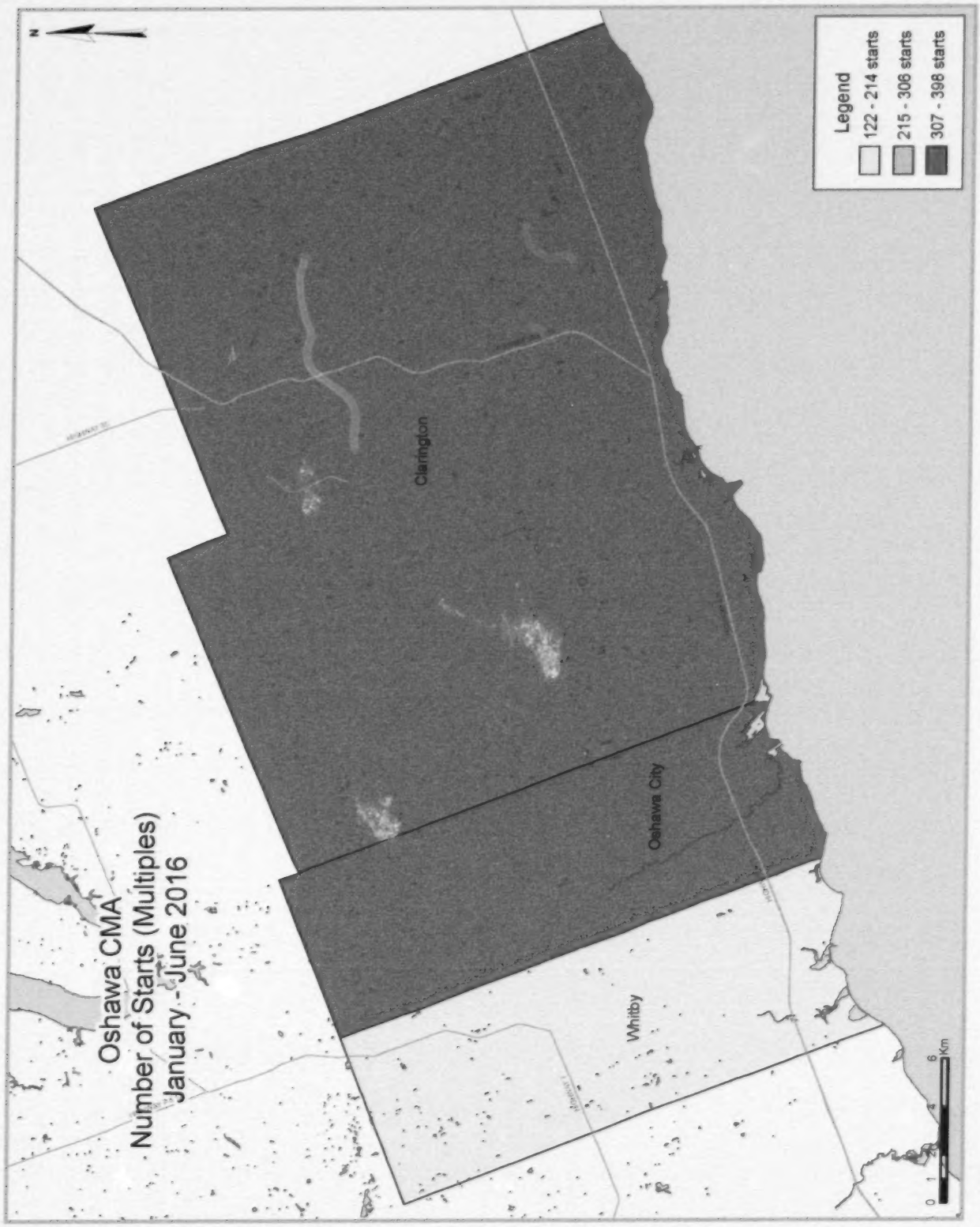

Greater Toronto Area
Number of Starts (Singles)
January - July 2016
Legend
587 - 1018 starts
1019 - 1450 starts
1451 - 1882 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
N
0
4
8
16
24
Km


Greater Toronto Area
Total Number of Starts
January - July 2016
Legend
1161 - 5098 starts
5099 - 9035 starts
9036 - 12972 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 7 & 12
HIGHWAY 400
HIGHWAY 407
HIGHWAY 427
HIGHWAY 6
HIGHWAY 12
HIGHWAY 48
HIGHWAY 7
HIGHWAY 134
N
0
4
8
16
24
Km

Oshawa CMA
Number of Starts (Multiples)
Second Quarter 2016
Legend
113 - 120 starts
121 - 128 starts
129 - 136 starts
N
Clarington
Oshawa City
Whitby
HIGHWAY 401
HIGHWAY 35
HIGHWAY 35 & 115
0
1
4
6
Km


Oshawa CMA
Number of Starts (Singles)
Second Quarter 2016
Legend
62 - 119 starts
120 - 176 starts
177 - 233 starts
Clarington
Oshawa City
Whitby
N
0
2
4
8
Km


Oshawa CMA
Total Number of Starts
Second Quarter 2016
Legend
184 - 238 starts
239 - 292 starts
293 - 346 starts
Clarington
Oshawa City
Whitby
N
0
6
Km


Oshawa CMA
Number of Starts (Multiples)
January - June 2016
Legend
122 - 214 starts
215 - 306 starts
307 - 398 starts
Clarington
Oshawa City
Whitby
N
0
6
Km

Oshawa CMA
Number of Starts (Singles)
January - June 2016
Legend
91 - 148 starts
149 - 206 starts
207 - 264 starts
Clarington
Oshawa City
Whitby
N
0
1
4
6
Km

Oshawa CMA
Total Number of Starts
January - June 2016
Legend
213 - 362 starts
363 - 512 starts
513 - 662 starts
Clarington
Oshawa City
Whitby
N
0
2
4
6
Km

ZONE DESCRIPTIONS - GREATER TORONTO AREA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region	Burlington, Halton Hills, Milton, Oakville
Durham Region	Ajax, Brock, Clarington, Oshawa, Pickering, Scugog, Uxbridge, Whitby

ZONE DESCRIPTIONS - TORONTO CMA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region (part)	Halton Hills, Milton, Oakville
Durham Region (part)	Ajax, Pickering, Uxbridge
Remainder of CMA	Bradford / West Gwillimbury, Town of Mono, New Tecumseth, Orangeville

ZONE DESCRIPTIONS - OSHAWA CMA
Whitby (Town)
Oshawa (City)
Clarington (Municipality)

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Starts (SAAR and Trend) July 2016		
Toronto CMA[1]	June 2016	July 2016
Trend[2]	40,930	43,261
SAAR	46,034	39,619
	July 2015	July 2016
Actual		
July - Single-Detached	915	1,140
July - Multiples	1,168	2,359
July - Total	2,083	3,499
January to July - Single-Detached	5,056	5,827
January to July - Multiples	16,250	17,153
January to July - Total	21,306	22,980

Table 1b: Housing Starts (SAAR and Trend) July 2016		
Oshawa CMA[1]	June 2016	July 2016
Trend[2]	2,918	2,544
SAAR	4,471	1,693
	July 2015	July 2016
Actual		
July - Single-Detached	222	92
July - Multiples	89	81
July - Total	311	173
January to July - Single-Detached	838	692
January to July - Multiples	605	916
January to July - Total	1,443	1,608

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1a: Housing Activity Summary of Toronto CMA
July 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
July 2016	1,140	76	304	0	120	1,581	0	278	3,499
July 2015	915	80	428	0	110	514	0	36	2,083
% Change	24.6	-5.0	-29.0	n/a	9.1	**	n/a	**	68.0
Year-to-date 2016	5,813	518	2,361	14	389	11,830	58	1,997	22,980
Year-to-date 2015	5,055	518	2,317	1	686	11,783	35	911	21,306
% Change	15.0	0.0	1.9	**	-43.3	0.4	65.7	119.2	7.9
UNDER CONSTRUCTION									
July 2016	9,658	1,098	4,576	35	1,146	46,313	98	6,032	68,956
July 2015	7,587	900	3,325	8	1,375	38,615	46	3,235	55,091
% Change	27.3	22.0	37.6	**	-16.7	19.9	113.0	86.5	25.2
COMPLETIONS									
July 2016	682	26	92	3	179	1,292	9	16	2,303
July 2015	656	76	153	0	38	1,847	4	224	2,998
% Change	4.0	-65.8	-39.9	n/a	**	-30.0	125.0	-92.9	-23.2
Year-to-date 2016	5,639	582	2,037	17	643	8,677	23	1,147	18,769
Year-to-date 2015	4,630	862	1,734	9	254	26,497	6	1,234	35,226
% Change	21.8	-32.5	17.5	88.9	153.1	-67.3	**	-7.1	-46.7
COMPLETED & NOT ABSORBED									
July 2016	248	23	56	0	21	1,226	n/a	n/a	1,574
July 2015	213	13	85	1	33	1,868	n/a	n/a	2,213
% Change	16.4	76.9	-34.1	-100.0	-36.4	-34.4	n/a	n/a	-28.9
ABSORBED									
July 2016	683	24	92	3	177	1,539	n/a	n/a	2,518
July 2015	671	76	159	0	38	1,935	n/a	n/a	2,879
% Change	1.8	-68.4	-42.1	n/a	**	-20.5	n/a	n/a	-12.5
Year-to-date 2016	5,672	577	2,043	17	647	9,395	n/a	n/a	18,351
Year-to-date 2015	4,632	876	1,724	8	249	25,546	n/a	n/a	33,035
% Change	22.5	-34.1	18.5	112.5	159.8	-63.2	n/a	n/a	-44.4

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1b: Housing Activity Summary of Oshawa CMA
July 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
July 2016	92	16	55	0	0	10	0	0	173
July 2015	222	12	69	0	0	6	0	2	311
% Change	-58.6	33.3	-20.3	n/a	n/a	66.7	n/a	-100.0	-44.4
Year-to-date 2016	692	46	368	0	20	243	2	237	1,608
Year-to-date 2015	838	18	187	0	72	6	0	322	1,443
% Change	-17.4	155.6	96.8	n/a	-72.2	**	n/a	-26.4	11.4
UNDER CONSTRUCTION									
July 2016	969	44	379	0	180	375	0	820	2,767
July 2015	948	26	285	0	168	6	3	502	1,938
% Change	2.2	69.2	33.0	n/a	7.1	**	-100.0	63.3	42.8
COMPLETIONS									
July 2016	103	4	12	0	8	0	0	2	129
July 2015	79	0	0	0	0	0	0	0	79
% Change	30.4	n/a	n/a	n/a	n/a	n/a	n/a	n/a	63.3
Year-to-date 2016	712	22	176	0	110	0	0	200	1,220
Year-to-date 2015	539	0	46	0	0	0	1	72	658
% Change	32.1	n/a	**	n/a	n/a	n/a	-100.0	177.8	85.4
COMPLETED & NOT ABSORBED									
July 2016	28	2	0	0	1	0	n/a	n/a	31
July 2015	26	0	0	0	0	0	n/a	n/a	26
% Change	7.7	n/a	n/a	n/a	n/a	n/a	n/a	n/a	19.2
ABSORBED									
July 2016	101	4	12	0	7	0	n/a	n/a	124
July 2015	80	0	0	0	0	0	n/a	n/a	80
% Change	26.3	n/a	n/a	n/a	n/a	n/a	n/a	n/a	55.0
Year-to-date 2016	712	20	176	0	109	0	n/a	n/a	1,017
Year-to-date 2015	541	0	46	0	0	0	n/a	n/a	587
% Change	31.6	n/a	**	n/a	n/a	n/a	n/a	n/a	73.3

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1c: Housing Activity Summary of Greater Toronto Area
July 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
July 2016	1,082	92	359	0	120	1,591	0	278	3,522
July 2015	1,080	84	497	0	110	573	0	38	2,382
% Change	0.2	9.5	-27.8	n/a	9.1	177.7	n/a	**	47.9
Year-to-date 2016	5,738	462	2,515	12	409	12,375	23	2,233	23,767
Year-to-date 2015	5,712	498	2,463	1	760	11,796	35	1,233	22,498
% Change	0.5	-7.2	2.1	**	-46.2	4.9	-34.3	81.1	5.6
UNDER CONSTRUCTION									
July 2016	9,754	1,010	4,587	32	1,339	47,373	61	7,004	71,160
July 2015	8,366	906	3,542	6	1,559	38,752	49	3,892	57,072
% Change	16.6	11.5	29.5	**	-14.1	22.2	24.5	80.0	24.7
COMPLETIONS									
July 2016	735	26	98	0	179	1,292	9	18	2,361
July 2015	678	74	160	0	38	1,857	4	224	3,035
% Change	8.4	-64.9	-38.8	n/a	**	-30.4	125.0	-92.0	-22.2
Year-to-date 2016	5,839	576	2,157	1	744	8,651	23	1,346	19,341
Year-to-date 2015	4,778	836	1,775	4	287	26,507	7	1,421	35,615
% Change	22.2	-31.1	21.5	-75.0	159.2	-67.4	**	-5.3	-45.7
COMPLETED & NOT ABSORBED									
July 2016	278	26	40	0	22	1,225	n/a	n/a	1,591
July 2015	250	13	72	1	33	1,850	n/a	n/a	2,219
% Change	11.2	100.0	-44.4	-100.0	-33.3	-33.8	n/a	n/a	-28.3
ABSORBED									
July 2016	732	24	98	0	176	1,539	n/a	n/a	2,569
July 2015	687	74	166	0	38	1,945	n/a	n/a	2,910
% Change	6.6	-67.6	-41.0	n/a	**	-20.9	n/a	n/a	-11.7
Year-to-date 2016	5,851	569	2,163	1	747	9,352	n/a	n/a	18,683
Year-to-date 2015	4,763	848	1,762	3	282	25,556	n/a	n/a	33,214
% Change	22.8	-32.9	22.8	-66.7	164.9	-63.4	n/a	n/a	-43.7

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Toronto City									
July 2016	174	2	0	0	114	1,330	0	278	1,898
July 2015	168	6	97	0	66	481	0	24	842
York Region									
July 2016	500	12	81	0	0	251	0	0	844
July 2015	371	34	106	0	44	0	0	0	555
Peel Region									
July 2016	191	52	124	0	0	0	0	0	367
July 2015	227	24	12	0	0	0	0	12	275
Halton Region									
July 2016	74	0	60	0	0	0	0	0	134
July 2015	35	2	213	0	0	86	0	0	336
Durham Region									
July 2016	143	26	94	0	6	10	0	0	279
July 2015	279	18	69	0	0	6	0	2	374
Toronto CMA									
July 2016	1,140	76	304	0	120	1,581	0	278	3,499
July 2015	915	80	428	0	110	514	0	36	2,083
Oshawa CMA									
July 2016	92	16	55	0	0	10	0	0	173
July 2015	222	12	69	0	0	6	0	2	311
Greater Toronto Area									
July 2016	1,082	92	359	0	120	1,591	0	278	3,522
July 2015	1,080	84	497	0	110	573	0	38	2,382

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Toronto City									
July 2016	1,747	116	476	1	468	34,542	38	5,076	42,464
July 2015	1,555	176	496	6	255	28,636	28	2,688	33,840
York Region									
July 2016	3,078	164	1,459	2	140	6,815	0	537	12,195
July 2015	2,417	112	1,220	0	328	5,244	0	273	9,594
Peel Region									
July 2016	2,771	598	1,335	24	394	2,785	23	416	8,346
July 2015	2,050	528	921	0	516	2,675	18	274	6,982
Halton Region									
July 2016	801	58	780	4	72	2,687	0	155	4,557
July 2015	878	30	534	0	220	2,191	0	155	4,008
Durham Region									
July 2016	1,357	74	537	1	265	544	0	820	3,598
July 2015	1,466	60	371	0	240	6	3	502	2,648
Toronto CMA									
July 2016	9,658	1,098	4,576	35	1,146	46,313	98	6,032	68,956
July 2015	7,587	900	3,325	8	1,375	38,615	46	3,235	55,091
Oshawa CMA									
July 2016	969	44	379	0	180	375	0	820	2,767
July 2015	948	26	285	0	168	6	3	502	1,938
Greater Toronto Area									
July 2016	9,754	1,010	4,587	32	1,339	47,373	61	7,004	71,160
July 2015	8,366	906	3,542	6	1,559	38,752	49	3,892	57,072

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Toronto City									
July 2016	162	4	0	0	14	1,111	0	0	1,295
July 2015	116	0	86	0	15	1,187	4	224	1,632
York Region									
July 2016	182	2	39	0	103	93	0	16	435
July 2015	173	18	55	0	18	660	0	0	924
Peel Region									
July 2016	206	14	27	0	54	24	9	0	334
July 2015	212	40	0	0	0	0	0	0	252
Halton Region									
July 2016	64	2	20	0	0	64	0	0	150
July 2015	84	10	7	0	0	10	0	0	111
Durham Region									
July 2016	121	4	12	0	8	0	0	2	147
July 2015	93	6	12	0	5	0	0	0	116
Toronto CMA									
July 2016	682	26	92	3	179	1,292	9	16	2,303
July 2015	656	76	153	0	38	1,847	4	224	2,998
Oshawa CMA									
July 2016	103	4	12	0	8	0	0	2	129
July 2015	79	0	0	0	0	0	0	0	79
Greater Toronto Area									
July 2016	735	26	98	0	179	1,292	9	18	2,361
July 2015	678	74	160	0	38	1,857	4	224	3,035

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Toronto City									
July 2016	185	13	18	0	21	1,062	n/a	n/a	1,299
July 2015	133	7	32	1	19	1,595	n/a	n/a	1,787
York Region									
July 2016	35	10	0	0	0	110	n/a	n/a	155
July 2015	42	6	11	0	11	255	n/a	n/a	325
Peel Region									
July 2016	1	0	22	0	0	0	n/a	n/a	23
July 2015	14	0	22	0	0	0	n/a	n/a	36
Halton Region									
July 2016	25	1	0	0	0	53	n/a	n/a	79
July 2015	32	0	3	0	0	0	n/a	n/a	35
Durham Region									
July 2016	32	2	0	0	1	0	n/a	n/a	35
July 2015	29	0	4	0	3	0	n/a	n/a	36
Toronto CMA									
July 2016	248	23	56	0	21	1,226	n/a	n/a	1,574
July 2015	213	13	85	1	33	1,868	n/a	n/a	2,213
Oshawa CMA									
July 2016	28	2	0	0	1	0	n/a	n/a	31
July 2015	26	0	0	0	0	0	n/a	n/a	26
Greater Toronto Area									
July 2016	278	26	40	0	22	1,225	n/a	n/a	1,591
July 2015	250	13	72	1	33	1,850	n/a	n/a	2,219

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Toronto City									
July 2016	157	2	0	0	12	1,325	n/a	n/a	1,496
July 2015	126	0	84	0	15	1,328	n/a	n/a	1,553
York Region									
July 2016	185	2	39	0	103	126	n/a	n/a	455
July 2015	176	18	63	0	18	607	n/a	n/a	882
Peel Region									
July 2016	206	14	27	0	54	24	n/a	n/a	325
July 2015	212	40	0	0	0	0	n/a	n/a	252
Halton Region									
July 2016	66	2	20	0	0	64	n/a	n/a	152
July 2015	82	10	7	0	0	10	n/a	n/a	109
Durham Region									
July 2016	118	4	12	0	7	0	n/a	n/a	141
July 2015	91	6	12	0	5	0	n/a	n/a	114
Toronto CMA									
July 2016	683	24	92	3	177	1,539	n/a	n/a	2,518
July 2015	671	76	159	0	38	1,935	n/a	n/a	2,879
Oshawa CMA									
July 2016	101	4	12	0	7	0	n/a	n/a	124
July 2015	80	0	0	0	0	0	n/a	n/a	80
Greater Toronto Area									
July 2016	732	24	98	0	176	1,539	n/a	n/a	2,569
July 2015	687	74	166	0	38	1,945	n/a	n/a	2,910

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3a: History of Housing Starts of Toronto CMA 2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	10,182	1,094	4,307	41	1,126	22,695	63	2,779	42,287
% Change	15.7	-28.0	42.4	46.4	26.7	76.5	**	54.5	46.2
2014	8,802	1,520	3,025	28	889	12,862	4	1,799	28,929
% Change	-6.1	-18.2	-14.4	-34.9	54.1	-26.3	-60.0	157.4	-13.8
2013	9,378	1,858	3,532	43	577	17,450	10	699	33,547
% Change	-12.0	-16.8	-26.8	10.3	-41.3	-36.3	-64.3	-63.7	-30.3
2012	10,657	2,233	4,828	39	983	27,413	28	1,923	48,105
% Change	-4.9	12.1	11.2	-2.5	-5.2	42.8	133.3	0.1	21.0
2011	11,207	1,992	4,340	40	1,037	19,195	12	1,922	39,745
% Change	13.4	21.8	30.4	-18.4	-24.4	65.7	-57.1	46.7	36.1
2010	9,887	1,636	3,327	49	1,372	11,586	28	1,310	29,195
% Change	22.9	-18.8	37.8	-39.5	132.1	5.8	**	-27.5	12.5
2009	8,048	2,014	2,415	81	591	10,954	8	1,808	25,949
% Change	-28.4	-14.4	-12.9	17.4	-68.0	-50.8	-60.0	8.2	-38.5
2008	11,239	2,352	2,772	69	1,845	22,244	20	1,671	42,212
% Change	-23.8	-16.6	-37.0	146.4	48.1	136.7	**	154.3	26.8
2007	14,741	2,820	4,401	28	1,246	9,396	4	657	33,293
% Change	4.8	1.0	14.0	-41.7	-11.7	-29.6	-50.0	-57.6	-10.2
2006	14,072	2,792	3,860	48	1,411	13,338	8	1,551	37,080

Source: CMHC (Starts and Completions Survey)

Table 1.3b: History of Housing Starts of Oshawa CMA
2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	1,417	20	290	1	122	132	0	605	2,587
% Change	24.3	-37.5	4.3	n/a	10.9	n/a	-100.0	**	54.8
2014	1,140	32	278	0	110	0	1	110	1,671
% Change	29.1	-51.5	135.6	n/a	**	n/a	-97.0	-58.2	20.7
2013	883	66	118	0	21	0	33	263	1,384
% Change	-23.4	32.0	6.3	n/a	-88.6	-100.0	**	77.7	-23.2
2012	1,153	50	111	0	185	154	2	148	1,803
% Change	-16.7	25.0	-44.2	n/a	21.7	**	-80.0	**	-3.0
2011	1,384	40	199	0	152	30	10	44	1,859
% Change	-10.1	150.0	-13.9	n/a	70.8	n/a	n/a	**	-1.5
2010	1,540	16	231	0	89	0	0	12	1,888
% Change	84.2	**	**	n/a	140.5	n/a	-100.0	-71.4	92.7
2009	836	4	58	0	37	0	3	42	980
% Change	-44.3	0.0	-77.3	n/a	-79.1	-100.0	n/a	55.6	-50.7
2008	1,500	4	255	0	177	24	0	27	1,987
% Change	-14.1	-71.4	38.6	n/a	6.0	-81.7	n/a	-81.5	-16.8
2007	1,747	14	184	0	167	131	0	146	2,389
% Change	-17.1	-22.2	-29.0	n/a	35.8	-73.0	-100.0	n/a	-20.2
2006	2,108	18	259	0	123	486	1	0	2,995

Source: CMHC (Starts and Completions Survey)

Table 1.3c: History of Housing Starts in the Greater Toronto Area 2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	10,773	1,020	4,422	23	1,250	23,112	63	3,384	44,047
% Change	16.6	-33.8	34.4	155.6	19.4	78.0	**	77.3	46.7
2014	9,243	1,540	3,290	9	1,047	12,982	5	1,909	30,025
% Change	-4.1	-17.9	-4.7	-10.0	50.0	-26.6	-88.4	50.4	-13.4
2013	9,637	1,876	3,451	10	698	17,690	43	1,269	34,674
% Change	-14.6	-15.5	-29.8	**	-42.0	-36.6	43.3	-38.7	-30.1
2012	11,285	2,219	4,919	3	1,204	27,905	30	2,071	49,637
% Change	-6.8	11.8	7.5	-81.3	-1.0	44.0	36.4	5.3	20.3
2011	12,105	1,984	4,576	16	1,216	19,375	22	1,966	41,260
% Change	9.3	12.7	27.6	-36.0	-19.9	61.2	-21.4	48.7	31.6
2010	11,079	1,760	3,587	25	1,519	12,021	28	1,322	31,341
% Change	27.9	-15.4	51.5	**	129.1	8.8	154.5	-36.6	16.3
2009	8,663	2,080	2,367	3	663	11,044	11	2,084	26,945
% Change	-31.4	-14.6	-21.9	-95.9	-70.3	-51.1	-45.0	23.0	-39.7
2008	12,633	2,436	3,030	73	2,231	22,585	20	1,694	44,702
% Change	-23.7	-15.7	-35.2	**	39.0	134.9	**	111.0	23.6
2007	16,550	2,890	4,674	18	1,605	9,615	4	803	36,159
% Change	2.3	-0.1	9.0	50.0	-4.1	-30.4	-76.5	-50.6	-10.7
2006	16,179	2,894	4,287	12	1,673	13,824	17	1,626	40,512

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
July 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015	% Change
Toronto City	174	168	2	6	114	163	1,608	505	1,898	842	125.4
Toronto	16	22	0	2	0	0	881	330	897	354	153.4
East York	6	13	0	0	0	0	0	0	6	13	-53.8
Etobicoke	34	26	0	4	0	79	0	155	34	264	-87.1
North York	102	92	0	0	0	0	559	20	661	112	**
Scarborough	11	13	0	0	114	78	168	0	293	91	**
York	5	2	2	0	0	6	0	0	7	8	-12.5
York Region	500	371	12	34	81	150	251	0	844	555	52.1
Aurora	93	61	4	0	17	4	0	0	114	65	75.4
East Gwillimbury	67	26	0	0	0	0	0	0	67	26	157.7
Georgina Township	16	38	0	0	0	0	0	0	16	38	-57.9
King Township	47	21	0	0	4	0	0	0	51	21	142.9
Markham	94	28	8	18	60	30	251	0	413	76	**
Newmarket	26	31	0	4	0	0	0	0	26	35	-25.7
Richmond Hill	12	28	0	0	0	4	0	0	12	32	-62.5
Vaughan	138	138	0	12	0	62	0	0	138	212	-34.9
Whitchurch-Stouffville	7	0	0	0	0	50	0	0	7	50	-86.0
Peel Region	191	227	52	24	124	12	0	12	367	275	33.5
Brampton	174	174	44	18	124	0	0	12	342	204	67.6
Caledon	4	13	0	6	0	0	0	0	4	19	-78.9
Mississauga	13	40	8	0	0	12	0	0	21	52	-59.6
Halton Region	74	35	0	2	60	111	0	188	134	336	-60.1
Burlington	9	5	0	0	0	0	0	53	9	58	-84.5
Halton Hills	12	0	0	0	17	63	0	0	29	63	-54.0
Milton	14	5	0	0	0	0	0	135	14	140	-90.0
Oakville	39	25	0	2	43	48	0	0	82	75	9.3
Durham Region	143	279	26	18	100	69	10	8	279	374	-25.4
Ajax	32	30	10	0	35	0	0	0	77	30	156.7
Brock	3	2	0	0	0	0	0	0	3	2	50.0
Clarington	46	79	0	0	25	0	10	6	81	85	-4.7
Oshawa	14	102	0	12	4	52	0	2	18	168	-89.3
Pickering	14	5	0	0	10	0	0	0	24	5	**
Scugog	1	4	0	0	0	0	0	0	1	4	-75.0
Uxbridge	1	16	0	6	0	0	0	0	1	22	-95.5
Whitby	32	41	16	0	26	17	0	0	74	58	27.6
Remainder of Toronto CMA	163	68	0	8	0	0	0	0	163	76	114.5
Bradford West Gwillimbury	110	33	0	0	0	0	0	0	110	33	**
Town of Mono	0	1	0	0	0	0	0	0	0	1	-100.0
New Tecumseth	53	34	0	8	0	0	0	0	53	42	26.2
Orangeville	0	0	0	0	0	0	0	0	0	0	n/a
Toronto CMA	1,140	915	76	80	424	436	1,859	652	3,499	2,083	68.0
Oshawa CMA	92	222	16	12	55	69	10	8	173	311	-44.4
Greater Toronto Area (GTA)	1,082	1,080	92	84	479	505	1,869	713	3,522	2,382	47.9

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - July 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Toronto City	728	616	12	16	272	356	11,960	8,623	12,972	9,611	35.0
Toronto	97	75	0	8	41	79	7,029	6,065	7,167	6,227	15.1
East York	46	40	4	0	0	0	0	0	50	40	25.0
Etobicoke	193	139	4	6	68	137	1,789	1,563	2,054	1,845	11.3
North York	271	293	0	0	9	41	1,469	581	1,749	915	91.1
Scarborough	93	52	0	0	154	93	1,633	321	1,880	466	**
York	28	17	4	2	0	6	40	93	72	118	-39.0
York Region	1,882	1,828	118	94	780	1,092	1,664	1,949	4,444	4,963	-10.5
Aurora	356	329	62	4	199	103	0	77	617	513	20.3
East Gwillimbury	94	100	0	0	0	0	0	0	94	100	-6.0
Georgina Township	234	81	0	2	12	16	0	0	246	99	148.5
King Township	157	151	0	0	10	21	0	0	167	172	-2.9
Markham	235	234	26	50	145	289	1,235	460	1,641	1,033	58.9
Newmarket	250	66	2	4	22	23	231	16	505	109	**
Richmond Hill	191	117	12	2	61	272	0	0	264	391	-32.5
Vaughan	282	695	16	30	306	132	44	1,372	648	2,229	-70.9
Whitchurch-Stouffville	83	55	0	2	25	236	154	24	262	317	-17.4
Peel Region	1,606	1,491	230	340	696	777	310	1,469	2,842	4,077	-30.3
Brampton	1,396	1,131	176	280	546	550	50	150	2,168	2,111	2.7
Caledon	133	237	24	38	16	42	0	0	173	317	-45.4
Mississauga	77	123	30	22	134	185	260	1,319	501	1,649	-69.6
Halton Region	587	623	44	4	428	427	467	888	1,526	1,942	-21.4
Burlington	26	35	0	0	0	43	302	55	328	133	146.6
Halton Hills	45	286	2	0	51	86	0	0	98	372	-73.7
Milton	113	79	0	2	39	118	135	342	287	541	-47.0
Oakville	403	223	42	2	338	180	30	491	813	896	-9.3
Durham Region	947	1,155	68	44	488	378	480	328	1,983	1,905	4.1
Ajax	128	164	10	0	51	69	0	0	189	233	-18.9
Brock	7	9	0	6	0	0	0	0	7	15	-53.3
Clarington	310	265	2	0	108	36	323	6	743	307	142.0
Oshawa	259	479	30	18	195	138	94	312	578	947	-39.0
Pickering	83	88	0	12	40	10	0	0	123	110	11.8
Scugog	5	7	0	0	0	0	0	0	5	7	-28.6
Uxbridge	32	49	10	8	9	40	0	0	51	97	-47.4
Whitby	123	94	16	0	85	85	63	10	287	189	51.9
Remainder of Toronto CMA	807	232	102	56	251	70	1	48	1,161	406	186.0
Bradford West Gwillimbury	332	115	62	2	80	13	0	0	474	130	**
Town of Mono	48	2	0	0	0	0	1	0	49	2	**
New Tecumseth	416	91	40	54	113	39	0	48	569	232	145.3
Orangeville	11	24	0	0	58	18	0	0	69	42	64.3
Toronto CMA	5,827	5,056	526	530	2,527	2,798	14,100	12,922	22,980	21,306	7.9
Oshawa CMA	692	838	48	18	388	259	480	328	1,608	1,443	11.4
Greater Toronto Area (GTA)	5,750	5,713	472	498	2,664	3,030	14,881	13,257	23,767	22,498	5.6

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
July 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015
Toronto City	114	163	0	0	1,330	481	278	24
Toronto	0	0	0	0	603	326	278	4
East York	0	0	0	0	0	0	0	0
Etobicoke	0	79	0	0	0	155	0	0
North York	0	0	0	0	559	0	0	20
Scarborough	114	78	0	0	168	0	0	0
York	0	6	0	0	0	0	0	0
York Region	81	150	0	0	251	0	0	0
Aurora	17	4	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	4	0	0	0	0	0	0	0
Markham	60	30	0	0	251	0	0	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	0	4	0	0	0	0	0	0
Vaughan	0	62	0	0	0	0	0	0
Whitchurch-Stouffville	0	50	0	0	0	0	0	0
Peel Region	124	12	0	0	0	0	0	12
Brampton	124	0	0	0	0	0	0	12
Caledon	0	0	0	0	0	0	0	0
Mississauga	0	12	0	0	0	0	0	0
Halton Region	60	111	0	0	0	188	0	0
Burlington	0	0	0	0	0	53	0	0
Halton Hills	17	63	0	0	0	0	0	0
Milton	0	0	0	0	0	135	0	0
Oakville	43	48	0	0	0	0	0	0
Durham Region	100	69	0	0	10	6	0	2
Ajax	35	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	25	0	0	0	10	6	0	0
Oshawa	4	52	0	0	0	0	0	2
Pickering	10	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	26	17	0	0	0	0	0	0
Remainder of Toronto CMA	0	0	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	424	436	0	0	1,581	616	278	36
Oshawa CMA	55	69	0	0	10	6	0	2
Greater Toronto Area (GTA)	479	505	0	0	1,591	675	278	38

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - July 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Toronto City	251	335	21	21	10,501	7,778	1,459	845
Toronto	29	79	12	0	5,716	5,260	1,313	805
East York	0	0	0	0	0	0	0	0
Etobicoke	68	137	0	0	1,789	1,563	0	0
North York	0	20	9	21	1,469	541	0	40
Scarborough	154	93	0	0	1,487	321	146	0
York	0	6	0	0	40	93	0	0
York Region	780	1,092	0	0	1,127	1,909	537	40
Aurora	199	103	0	0	0	77	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	12	16	0	0	0	0	0	0
King Township	10	21	0	0	0	0	0	0
Markham	145	289	0	0	929	460	306	0
Newmarket	22	23	0	0	0	0	231	16
Richmond Hill	61	272	0	0	0	0	0	0
Vaughan	306	132	0	0	44	1,348	0	24
Whitchurch-Stouffville	25	236	0	0	154	24	0	0
Peel Region	696	763	0	14	310	1,443	0	26
Brampton	546	536	0	14	50	124	0	26
Caledon	16	42	0	0	0	0	0	0
Mississauga	134	185	0	0	260	1,319	0	0
Halton Region	428	427	0	0	467	888	0	0
Burlington	0	43	0	0	302	55	0	0
Halton Hills	51	86	0	0	0	0	0	0
Milton	39	118	0	0	135	342	0	0
Oakville	338	180	0	0	30	491	0	0
Durham Region	488	378	0	0	243	6	237	322
Ajax	51	69	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	108	36	0	0	180	6	143	0
Oshawa	195	138	0	0	0	0	94	312
Pickering	40	10	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	9	40	0	0	0	0	0	0
Whitby	85	85	0	0	63	0	0	10
Remainder of Toronto CMA	214	70	37	0	0	48	1	0
Bradford West Gwillimbury	80	13	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	1	0
New Tecumseth	113	39	0	0	0	48	0	0
Orangeville	21	18	37	0	0	0	0	0
Toronto CMA	2,469	2,763	58	35	12,103	12,011	1,997	911
Oshawa CMA	388	259	0	0	243	6	237	322
Greater Toronto Area (GTA)	2,643	2,995	21	35	12,648	12,024	2,233	1,233

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market July 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015
Toronto City	176	271	1,444	547	278	24	1,898	842
Toronto	16	24	603	326	278	4	897	354
East York	6	13	0	0	0	0	6	13
Etobicoke	34	43	0	221	0	0	34	264
North York	102	92	559	0	0	20	661	112
Scarborough	11	91	282	0	0	0	293	91
York	7	8	0	0	0	0	7	8
York Region	593	511	251	44	0	0	844	555
Aurora	114	65	0	0	0	0	114	65
East Gwillimbury	67	26	0	0	0	0	67	26
Georgina Township	16	38	0	0	0	0	16	38
King Township	51	21	0	0	0	0	51	21
Markham	162	76	251	0	0	0	413	76
Newmarket	26	35	0	0	0	0	26	35
Richmond Hill	12	32	0	0	0	0	12	32
Vaughan	138	212	0	0	0	0	138	212
Whitchurch-Stouffville	7	6	0	44	0	0	7	50
Peel Region	367	263	0	0	0	12	367	275
Brampton	342	192	0	0	0	12	342	204
Caledon	4	19	0	0	0	0	4	19
Mississauga	21	52	0	0	0	0	21	52
Halton Region	134	250	0	86	0	0	134	336
Burlington	9	5	0	53	0	0	9	58
Halton Hills	29	63	0	0	0	0	29	63
Milton	14	107	0	33	0	0	14	140
Oakville	82	75	0	0	0	0	82	75
Durham Region	263	366	16	6	0	2	279	374
Ajax	71	30	6	0	0	0	77	30
Brock	3	2	0	0	0	0	3	2
Clarington	71	79	10	6	0	0	81	85
Oshawa	18	166	0	0	0	2	18	168
Pickering	24	5	0	0	0	0	24	5
Scugog	1	4	0	0	0	0	1	4
Uxbridge	1	22	0	0	0	0	1	22
Whitby	74	58	0	0	0	0	74	58
Remainder of Toronto CMA	163	76	0	0	0	0	163	76
Bradford West Gwillimbury	110	33	0	0	0	0	110	33
Town of Mono	0	1	0	0	0	0	0	1
New Tecumseth	53	42	0	0	0	0	53	42
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	1,520	1,423	1,701	624	278	36	3,499	2,083
Oshawa CMA	163	303	10	6	0	2	173	311
Greater Toronto Area (GTA)	1,533	1,661	1,711	683	278	38	3,522	2,382

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - July 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Toronto City	796	882	10,696	7,863	1,480	866	12,972	9,611
Toronto	116	142	5,726	5,280	1,325	805	7,167	6,227
East York	50	40	0	0	0	0	50	40
Etobicoke	213	158	1,841	1,687	0	0	2,054	1,845
North York	271	372	1,469	482	9	61	1,749	915
Scarborough	114	145	1,620	321	146	0	1,880	466
York	32	25	40	93	0	0	72	118
York Region	2,859	2,843	1,048	2,080	537	40	4,444	4,963
Aurora	615	436	2	77	0	0	617	513
East Gwillimbury	94	100	0	0	0	0	94	100
Georgina Township	246	99	0	0	0	0	246	99
King Township	161	157	6	15	0	0	167	172
Markham	613	573	722	460	306	0	1,641	1,033
Newmarket	274	70	0	23	231	16	505	109
Richmond Hill	236	391	28	0	0	0	264	391
Vaughan	512	822	136	1,383	0	24	648	2,229
Whitchurch-Stouffville	108	195	154	122	0	0	262	317
Peel Region	2,567	2,366	275	1,671	0	40	2,842	4,077
Brampton	2,159	1,851	9	220	0	40	2,168	2,111
Caledon	173	317	0	0	0	0	173	317
Mississauga	235	198	266	1,451	0	0	501	1,649
Halton Region	1,059	1,140	467	802	0	0	1,526	1,942
Burlington	26	53	302	80	0	0	328	133
Halton Hills	98	372	0	0	0	0	98	372
Milton	152	301	135	240	0	0	287	541
Oakville	783	414	30	482	0	0	813	896
Durham Region	1,434	1,442	310	141	239	322	1,983	1,905
Ajax	173	170	16	63	0	0	189	233
Brock	7	15	0	0	0	0	7	15
Clarington	400	293	200	14	143	0	743	307
Oshawa	482	635	0	0	96	312	578	947
Pickering	93	110	30	0	0	0	123	110
Scugog	5	7	0	0	0	0	5	7
Uxbridge	50	97	1	0	0	0	51	97
Whitby	224	115	63	64	0	10	287	189
Remainder of Toronto CMA	1,121	335	2	71	38	0	1,161	406
Bradford West Gwillimbury	474	130	0	0	0	0	474	130
Town of Mono	48	2	0	0	1	0	49	2
New Tecumseth	567	166	2	66	0	0	569	232
Orangeville	32	37	0	5	37	0	69	42
Toronto CMA	8,692	7,890	12,233	12,470	2,055	946	22,980	21,306
Oshawa CMA	1,106	1,043	263	78	239	322	1,608	1,443
Greater Toronto Area (GTA)	8,715	8,673	12,796	12,557	2,256	1,268	23,767	22,498

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
July 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015	% Change
Toronto City	162	116	8	0	14	105	1,111	1,411	1,295	1,632	-20.6
Toronto	16	23	0	0	0	68	851	1,334	867	1,425	-39.2
East York	10	6	0	0	0	0	0	0	10	6	66.7
Etobicoke	52	9	2	0	0	18	260	74	314	101	**
North York	71	49	0	0	14	0	0	0	85	49	73.5
Scarborough	11	24	4	0	0	0	0	0	15	24	-37.5
York	2	5	2	0	0	19	0	3	4	27	-85.2
York Region	182	173	2	18	142	73	109	660	435	924	-52.9
Aurora	25	15	0	0	8	0	77	0	110	15	**
East Gwillimbury	30	10	0	2	0	0	0	0	30	12	150.0
Georgina Township	31	4	0	0	0	4	0	0	31	8	**
King Township	18	35	0	0	20	18	0	0	38	53	-28.3
Markham	6	14	2	6	5	17	0	618	13	655	-98.0
Newmarket	10	0	0	0	0	0	16	0	26	0	n/a
Richmond Hill	13	12	0	0	99	30	0	42	112	84	33.3
Vaughan	47	74	0	10	10	4	0	0	57	88	-35.2
Whitchurch-Stouffville	2	9	0	0	0	0	16	0	18	9	100.0
Peel Region	206	212	14	40	90	0	24	0	334	252	32.5
Brampton	139	145	6	34	25	0	0	0	170	179	-5.0
Caledon	53	50	8	0	0	0	0	0	61	50	22.0
Mississauga	14	17	0	6	65	0	24	0	103	23	**
Halton Region	64	84	2	10	20	7	64	10	150	111	35.1
Burlington	6	9	0	0	0	7	0	10	6	26	-76.9
Halton Hills	5	2	0	0	0	0	0	0	5	2	150.0
Milton	12	59	2	10	20	0	64	0	98	69	42.0
Oakville	41	14	0	0	0	0	0	0	41	14	192.9
Durham Region	121	93	4	6	20	17	2	0	147	116	26.7
Ajax	9	5	0	2	0	5	0	0	9	12	-25.0
Brock	0	0	0	0	0	0	0	0	0	0	n/a
Clarington	36	34	2	0	4	0	0	0	42	34	23.5
Oshawa	45	32	2	0	6	0	2	0	55	32	71.9
Pickering	7	5	0	4	0	12	0	0	7	21	-66.7
Scugog	1	4	0	0	0	0	0	0	1	4	-75.0
Uxbridge	1	0	0	0	0	0	0	0	1	0	n/a
Whitby	22	13	0	0	10	0	0	0	32	13	146.2
Remainder of Toronto CMA	60	70	6	2	12	0	0	0	78	72	8.3
Bradford West Gwillimbury	15	34	0	0	0	0	0	0	15	34	-55.9
Town of Mono	18	0	0	0	0	0	0	0	18	0	n/a
New Tecumseth	22	33	6	2	12	0	0	0	40	35	14.3
Orangeville	5	3	0	0	0	0	0	0	5	3	66.7
Toronto CMA	685	656	32	76	278	195	1,308	2,071	2,303	2,998	-23.2
Oshawa CMA	103	79	4	0	20	0	2	0	129	79	63.3
Greater Toronto Area (GTA)	735	678	30	74	286	202	1,310	2,081	2,361	3,035	-22.2

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - July 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Toronto City	609	510	80	76	180	145	7,187	24,538	8,056	25,269	-68.1
Toronto	89	112	8	36	6	89	3,960	15,822	4,063	16,059	-74.7
East York	41	36	2	4	0	5	0	0	43	45	-4.4
Etobicoke	140	73	6	2	4	21	1,093	2,806	1,243	2,902	-57.2
North York	253	213	54	2	57	0	1,714	4,928	2,078	5,143	-59.6
Scarborough	65	66	4	12	113	11	420	530	602	619	-2.7
York	21	10	6	20	0	19	0	452	27	501	-94.6
York Region	1,602	1,512	90	262	1,012	818	1,135	2,493	3,839	5,085	-24.5
Aurora	293	124	4	0	177	13	112	0	586	137	**
East Gwillimbury	153	28	0	2	0	0	0	0	153	30	**
Georgina Township	164	113	2	0	14	29	0	0	180	142	26.8
King Township	132	160	0	0	27	26	0	0	159	186	-14.5
Markham	134	375	22	182	86	332	257	1,556	499	2,445	-79.6
Newmarket	123	19	24	0	13	31	16	0	176	50	**
Richmond Hill	106	178	0	16	241	290	652	297	999	781	27.9
Vaughan	471	417	38	62	234	97	58	614	801	1,190	-32.7
Whitchurch-Stouffville	26	98	0	0	220	0	40	26	286	124	130.6
Peel Region	1,823	1,246	374	436	990	435	803	586	3,990	2,703	47.6
Brampton	1,413	1,016	264	374	812	225	617	103	3,106	1,718	80.8
Caledon	309	140	62	40	62	145	0	0	433	325	33.2
Mississauga	101	90	48	22	116	65	186	483	451	660	-31.7
Halton Region	837	635	10	32	397	408	672	248	1,916	1,323	44.8
Burlington	31	37	0	0	10	69	22	125	63	231	-72.7
Halton Hills	175	39	0	0	65	7	0	0	240	46	**
Milton	363	341	8	32	114	138	91	0	576	511	12.7
Oakville	268	218	2	0	208	194	559	123	1,037	535	93.8
Durham Region	969	880	32	32	339	251	200	72	1,540	1,235	24.7
Ajax	94	249	0	8	33	136	0	0	127	393	-67.7
Brock	6	3	0	0	0	0	0	0	6	3	100.0
Clarington	254	241	4	0	85	20	0	0	343	261	31.4
Oshawa	350	212	18	0	79	26	200	72	647	310	108.7
Pickering	99	67	8	24	20	69	0	0	127	160	-20.6
Scugog	19	12	0	0	0	0	0	0	19	12	58.3
Uxbridge	39	9	2	0	0	0	0	0	41	9	**
Whitby	108	87	0	0	122	0	0	0	230	87	164.4
Remainder of Toronto CMA	584	448	36	30	67	37	49	0	736	515	42.9
Bradford West Gwillimbury	217	153	2	0	0	7	0	0	219	160	36.9
Town of Mono	104	69	0	0	0	0	1	0	105	69	52.2
New Tecumseth	244	194	34	30	20	3	48	0	346	227	52.4
Orangeville	19	32	0	0	47	27	0	0	66	59	11.9
Toronto CMA	5,656	4,639	600	868	2,689	1,979	9,824	27,740	18,769	35,226	-46.7
Oshawa CMA	712	540	22	0	286	46	200	72	1,220	658	85.4
Greater Toronto Area (GTA)	5,840	4,783	586	838	2,918	2,057	9,997	27,937	19,341	35,615	-45.7

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
July 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015
Toronto City	14	101	0	4	1,111	1,187	0	224
Toronto	0	64	0	4	851	1,113	0	221
East York	0	0	0	0	0	0	0	0
Etobicoke	0	18	0	0	260	74	0	0
North York	14	0	0	0	0	0	0	0
Scarborough	0	0	0	0	0	0	0	0
York	0	19	0	0	0	0	0	3
York Region	142	73	0	0	93	660	16	0
Aurora	8	0	0	0	77	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	0	4	0	0	0	0	0	0
King Township	20	18	0	0	0	0	0	0
Markham	5	17	0	0	0	618	0	0
Newmarket	0	0	0	0	0	0	16	0
Richmond Hill	99	30	0	0	0	42	0	0
Vaughan	10	4	0	0	0	0	0	0
Whitchurch-Stouffville	0	0	0	0	16	0	0	0
Peel Region	81	0	9	0	24	0	0	0
Brampton	16	0	9	0	0	0	0	0
Caledon	0	0	0	0	0	0	0	0
Mississauga	65	0	0	0	24	0	0	0
Halton Region	20	7	0	0	64	10	0	0
Burlington	0	7	0	0	0	10	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	20	0	0	0	64	0	0	0
Oakville	0	0	0	0	0	0	0	0
Durham Region	20	17	0	0	0	0	2	0
Ajax	0	5	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	4	0	0	0	0	0	0	0
Oshawa	6	0	0	0	0	0	2	0
Pickering	0	12	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	10	0	0	0	0	0	0	0
Remainder of Toronto CMA	12	0	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	12	0	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	269	191	9	4	1,292	1,847	16	224
Oshawa CMA	20	0	0	0	0	0	2	0
Greater Toronto Area (GTA)	277	198	9	4	1,292	1,857	18	224

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - July 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Toronto City	166	141	14	4	6,769	23,308	418	1,230
Toronto	6	85	0	4	3,642	15,228	318	594
East York	0	5	0	0	0	0	0	0
Etobicoke	4	21	0	0	1,093	2,806	0	0
North York	43	0	14	0	1,614	4,928	100	0
Scarborough	113	11	0	0	420	346	0	184
York	0	19	0	0	0	0	0	452
York Region	1,012	818	0	0	893	2,489	242	4
Aurora	177	13	0	0	112	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	14	29	0	0	0	0	0	0
King Township	27	26	0	0	0	0	0	0
Markham	86	332	0	0	257	1,552	0	4
Newmarket	13	31	0	0	0	0	16	0
Richmond Hill	241	290	0	0	450	297	202	0
Vaughan	234	97	0	0	34	614	24	0
Whitchurch-Stouffville	220	0	0	0	40	26	0	0
Peel Region	981	435	9	0	317	586	486	0
Brampton	803	225	9	0	131	103	486	0
Caledon	62	145	0	0	0	0	0	0
Mississauga	116	65	0	0	186	483	0	0
Halton Region	397	408	0	0	672	133	0	115
Burlington	10	69	0	0	22	10	0	115
Halton Hills	65	7	0	0	0	0	0	0
Milton	114	138	0	0	91	0	0	0
Oakville	208	194	0	0	559	123	0	0
Durham Region	339	251	0	0	0	0	200	72
Ajax	33	136	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	85	20	0	0	0	0	0	0
Oshawa	79	26	0	0	0	0	200	72
Pickering	20	69	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	122	0	0	0	0	0	0	0
Remainder of Toronto CMA	67	37	0	0	48	0	1	0
Bradford West Gwillimbury	0	7	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	1	0
New Tecumseth	20	3	0	0	48	0	0	0
Orangeville	47	27	0	0	0	0	0	0
Toronto CMA	2,666	1,975	23	4	8,677	26,506	1,147	1,234
Oshawa CMA	286	46	0	0	0	0	200	72
Greater Toronto Area (GTA)	2,895	2,053	23	4	8,651	26,516	1,346	1,421

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
July 2016

Submarket	Freehold		Condominium		Rental		Total[1]	
	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015
Toronto City	166	202	1,125	1,202	0	228	1,295	1,632
Toronto	16	87	851	1,113	0	225	867	1,425
East York	10	6	0	0	0	0	10	6
Etobicoke	54	12	260	89	0	0	314	101
North York	71	49	14	0	0	0	85	49
Scarborough	11	24	0	0	0	0	15	24
York	4	24	0	0	0	3	4	27
York Region	223	246	196	678	16	0	435	924
Aurora	33	15	77	0	0	0	110	15
East Gwillimbury	30	12	0	0	0	0	30	12
Georgina Township	31	8	0	0	0	0	31	8
King Township	24	53	14	0	0	0	38	53
Markham	13	37	0	618	0	0	13	655
Newmarket	10	0	0	0	16	0	26	0
Richmond Hill	23	24	89	60	0	0	112	84
Vaughan	57	88	0	0	0	0	57	88
Whitchurch-Stouffville	2	9	16	0	0	0	18	9
Peel Region	247	252	78	0	9	0	334	252
Brampton	153	179	8	0	9	0	170	179
Caledon	61	50	0	0	0	0	61	50
Mississauga	33	23	70	0	0	0	103	23
Halton Region	86	101	64	10	0	0	150	111
Burlington	6	16	0	10	0	0	6	26
Halton Hills	5	2	0	0	0	0	5	2
Milton	34	69	64	0	0	0	98	69
Oakville	41	14	0	0	0	0	41	14
Durham Region	137	111	8	5	2	0	147	116
Ajax	9	7	0	5	0	0	9	12
Brock	0	0	0	0	0	0	0	0
Clarington	38	34	4	0	0	0	42	34
Oshawa	53	32	0	0	2	0	55	32
Pickering	7	21	0	0	0	0	7	21
Scugog	1	4	0	0	0	0	1	4
Uxbridge	1	0	0	0	0	0	1	0
Whitby	28	13	4	0	0	0	32	13
Remainder of Toronto CMA	67	72	11	0	0	0	78	72
Bradford West Gwillimbury	15	34	0	0	0	0	15	34
Town of Mono	18	0	0	0	0	0	18	0
New Tecumseth	29	35	11	0	0	0	40	35
Orangeville	5	3	0	0	0	0	5	3
Toronto CMA	800	885	1,474	1,885	25	228	2,303	2,998
Oshawa CMA	119	79	8	0	2	0	129	79
Greater Toronto Area (GTA)	859	912	1,471	1,895	27	228	2,361	3,035

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - July 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Toronto City	804	694	6,816	23,339	432	1,236	8,056	25,269
Toronto	100	233	3,645	15,228	318	598	4,063	16,059
East York	43	43	0	0	0	2	43	45
Etobicoke	150	78	1,093	2,824	0	0	1,243	2,902
North York	306	213	1,658	4,930	114	0	2,078	5,143
Scarborough	178	78	420	357	0	184	602	619
York	27	49	0	0	0	452	27	501
York Region	2,342	2,553	1,255	2,528	242	4	3,839	5,085
Aurora	474	137	112	0	0	0	586	137
East Gwillimbury	153	30	0	0	0	0	153	30
Georgina Township	180	142	0	0	0	0	180	142
King Township	138	186	21	0	0	0	159	186
Markham	242	889	257	1,552	0	4	499	2,445
Newmarket	147	39	13	11	16	0	176	50
Richmond Hill	258	464	539	317	202	0	999	781
Vaughan	601	568	176	622	24	0	801	1,190
Whitchurch-Stouffville	149	98	137	26	0	0	286	124
Peel Region	3,008	2,036	487	667	495	0	3,990	2,703
Brampton	2,404	1,583	207	135	495	0	3,106	1,718
Caledon	433	325	0	0	0	0	433	325
Mississauga	171	128	280	532	0	0	451	660
Halton Region	1,206	1,044	710	164	0	115	1,916	1,323
Burlington	31	66	32	50	0	115	63	231
Halton Hills	240	46	0	0	0	0	240	46
Milton	485	511	91	0	0	0	576	511
Oakville	450	421	587	114	0	0	1,037	535
Durham Region	1,212	1,062	128	100	200	73	1,540	1,235
Ajax	109	293	18	100	0	0	127	393
Brock	6	3	0	0	0	0	6	3
Clarington	323	261	20	0	0	0	343	261
Oshawa	447	237	0	0	200	73	647	310
Pickering	127	160	0	0	0	0	127	160
Scugog	19	12	0	0	0	0	19	12
Uxbridge	41	9	0	0	0	0	41	9
Whitby	140	87	90	0	0	0	230	87
Remainder of Toronto CMA	652	503	83	12	1	0	736	515
Bradford West Gwillimbury	219	160	0	0	0	0	219	160
Town of Mono	104	66	0	3	1	0	105	69
New Tecumseth	268	218	78	9	0	0	346	227
Orangeville	61	59	5	0	0	0	66	59
Toronto CMA	8,258	7,226	9,337	26,760	1,170	1,240	18,769	35,226
Oshawa CMA	910	585	110	0	200	73	1,220	658
Greater Toronto Area (GTA)	8,572	7,389	9,396	26,798	1,369	1,428	19,341	35,615

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $649,999		$650,000 - $799,999		$800,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Toronto City													
July 2016	0	0.0	0	0.0	0	0.0	7	5.2	128	94.8	135	2,200,000	2,169,046
July 2015	0	0.0	1	1.0	9	8.7	13	12.5	81	77.9	104	1,982,500	1,928,712
Year-to-date 2016	1	0.2	0	0.0	30	6.0	41	8.2	428	85.6	500	2,000,000	1,952,655
Year-to-date 2015	1	0.3	9	2.3	14	3.5	44	11.1	330	82.9	398	1,990,000	1,989,560
Toronto													
July 2016	0	0.0	0	0.0	0	0.0	1	16.7	5	83.3	6	-	-
July 2015	0	0.0	0	0.0	0	0.0	3	25.0	9	75.0	12	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	5	14.7	29	85.3	34	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	13	23.2	43	76.8	56	-	-
East York													
July 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
July 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	0	0.0	2	16.7	2	16.7	8	66.7	12	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	2	33.3	4	66.7	6	-	-
Etobicoke													
July 2016	0	0.0	0	0.0	0	0.0	1	2.5	39	97.5	40	-	-
July 2015	0	0.0	0	0.0	0	0.0	1	6.3	15	93.8	16	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	2	1.7	116	98.3	118	-	1,685,000
Year-to-date 2015	0	0.0	0	0.0	0	0.0	1	1.3	76	98.7	77	-	1,287,500
North York													
July 2016	0	0.0	0	0.0	0	0.0	0	0.0	76	100.0	76	-	2,494,520
July 2015	0	0.0	0	0.0	0	0.0	0	0.0	42	100.0	42	-	-
Year-to-date 2016	0	0.0	0	0.0	1	0.4	0	0.0	245	99.6	246	-	2,248,127
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	185	100.0	185	-	-
Scarborough													
July 2016	0	0.0	0	0.0	0	0.0	5	45.5	6	54.5	11	-	-
July 2015	0	0.0	1	3.2	9	29.0	8	25.8	13	41.9	31	-	-
Year-to-date 2016	1	1.5	0	0.0	27	41.5	22	33.8	15	23.1	65	-	-
Year-to-date 2015	1	1.5	9	13.6	12	18.2	26	39.4	18	27.3	66	-	562,857
York													
July 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
July 2015	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	10	40.0	15	60.0	25	-	-
Year-to-date 2015	0	0.0	0	0.0	2	25.0	2	25.0	4	50.0	8	-	-

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $649,999		$650,000 - $799,999		$800,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
York Region													
July 2016	15	8.1	39	21.1	12	6.5	23	12.4	96	51.9	185	905,000	1,149,732
July 2015	3	1.7	19	10.8	30	17.0	50	28.4	74	42.0	176	945,000	1,133,356
Year-to-date 2016	118	7.3	256	15.9	245	15.2	343	21.3	645	40.1	1,607	880,000	990,646
Year-to-date 2015	112	7.4	207	13.7	278	18.4	433	28.7	481	31.8	1,511	895,000	974,046
Aurora													
July 2016	0	0.0	0	0.0	0	0.0	1	4.0	24	96.0	25	-	-
July 2015	0	0.0	0	0.0	15	100.0	0	0.0	0	0.0	15	735,000	735,809
Year-to-date 2016	0	0.0	0	0.0	45	15.3	157	53.2	93	31.5	295	880,000	926,261
Year-to-date 2015	0	0.0	6	4.9	65	53.3	38	31.1	13	10.7	122	745,000	867,730
East Gwillimbury													
July 2016	12	40.0	11	36.7	7	23.3	0	0.0	0	0.0	30	605,000	577,057
July 2015	3	30.0	6	60.0	0	0.0	0	0.0	1	10.0	10	627,500	628,890
Year-to-date 2016	49	32.0	69	45.1	34	22.2	0	0.0	1	0.7	153	610,000	583,121
Year-to-date 2015	15	53.6	11	39.3	1	3.6	0	0.0	1	3.6	28	627,500	574,923
Georgina Township													
July 2016	3	9.7	25	80.6	3	9.7	0	0.0	0	0.0	31	565,000	559,019
July 2015	0	0.0	3	75.0	0	0.0	0	0.0	1	25.0	4	-	699,990
Year-to-date 2016	51	31.1	102	62.2	6	3.7	3	1.8	2	1.2	164	550,000	550,300
Year-to-date 2015	92	81.4	8	7.1	6	5.3	2	1.8	5	4.4	113	400,000	472,058
King Township													
July 2016	0	0.0	0	0.0	0	0.0	8	40.0	12	60.0	20	1,092,500	1,102,992
July 2015	0	0.0	0	0.0	0	0.0	15	42.9	20	57.1	35	1,130,000	1,220,075
Year-to-date 2016	0	0.0	0	0.0	1	0.7	24	17.6	111	81.6	136	1,300,000	1,340,476
Year-to-date 2015	0	0.0	0	0.0	3	1.9	57	35.4	101	62.7	161	1,185,000	1,222,365
Markham													
July 2016	0	0.0	0	0.0	0	0.0	5	83.3	1	16.7	6	-	949,161
July 2015	0	0.0	4	26.7	4	26.7	4	26.7	3	20.0	15	745,000	979,923
Year-to-date 2016	14	10.9	25	19.4	33	25.6	16	12.4	41	31.8	129	760,000	932,452
Year-to-date 2015	0	0.0	65	17.4	107	28.7	143	38.3	58	15.5	373	870,000	895,125
Newmarket													
July 2016	0	0.0	3	30.0	2	20.0	3	30.0	2	20.0	10	807,500	794,030
July 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	29	23.6	42	34.1	38	30.9	14	11.4	123	780,000	789,183
Year-to-date 2015	1	5.3	0	0.0	12	63.2	6	31.6	0	0.0	19	-	773,543
Richmond Hill													
July 2016	0	0.0	0	0.0	0	0.0	0	0.0	13	100.0	13	2,090,000	2,338,838
July 2015	0	0.0	0	0.0	0	0.0	1	7.7	12	92.3	13	1,600,000	1,752,462
Year-to-date 2016	0	0.0	0	0.0	13	12.1	30	28.0	64	59.8	107	1,410,000	1,611,407
Year-to-date 2015	1	0.6	13	7.4	30	17.0	44	25.0	88	50.0	176	1,005,000	1,203,892
Vaughan													
July 2016	0	0.0	0	0.0	0	0.0	6	12.5	42	87.5	48	1,225,000	1,685,758
July 2015	0	0.0	5	6.7	3	4.0	30	40.0	37	49.3	75	975,000	1,240,670
Year-to-date 2016	1	0.2	23	4.9	68	14.4	73	15.4	308	65.1	473	1,160,000	1,141,279
Year-to-date 2015	1	0.2	45	10.8	22	5.3	142	34.0	208	49.8	418	1,000,000	1,109,205
Whitchurch-Stouffville													
July 2016	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
July 2015	0	0.0	1	11.1	8	88.9	0	0.0	0	0.0	9	-	678,980
Year-to-date 2016	3	11.1	8	29.6	3	11.1	2	7.4	11	40.7	27	-	927,594
Year-to-date 2015	2	2.0	59	58.4	32	31.7	1	1.0	7	6.9	101	600,000	686,903

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $649,999		$650,000 - $799,999		$800,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peel Region													
July 2016	23	11.2	60	29.1	93	45.1	13	6.3	17	8.3	206	667,500	753,839
July 2015	91	42.9	50	23.6	34	16.0	21	9.9	16	7.5	212	525,000	637,945
Year-to-date 2016	146	8.0	537	29.2	673	36.7	300	16.3	180	9.8	1,836	685,000	756,527
Year-to-date 2015	271	21.9	483	39.1	291	23.5	92	7.4	99	8.0	1,236	602,500	664,350
Brampton													
July 2016	23	16.5	59	42.4	41	29.5	11	7.9	5	3.6	139	640,000	647,842
July 2015	90	62.1	33	22.8	3	2.1	15	10.3	4	2.8	145	460,000	539,272
Year-to-date 2016	143	10.0	518	36.3	411	28.8	257	18.0	97	6.8	1,426	660,000	709,483
Year-to-date 2015	270	26.9	421	41.9	226	22.5	64	6.4	23	2.3	1,004	585,000	602,660
Caledon													
July 2016	0	0.0	1	1.9	52	98.1	0	0.0	0	0.0	53	685,000	690,579
July 2015	1	2.0	17	34.0	31	62.0	1	2.0	0	0.0	50	650,000	629,000
Year-to-date 2016	3	1.0	19	6.1	262	84.8	9	2.9	16	5.2	309	685,000	721,850
Year-to-date 2015	1	0.7	62	43.7	64	45.1	10	7.0	5	3.5	142	650,000	670,003
Mississauga													
July 2016	0	0.0	0	0.0	0	0.0	2	14.3	12	85.7	14	1,975,000	2,045,714
July 2015	0	0.0	0	0.0	0	0.0	5	29.4	12	70.6	17	1,250,000	1,505,882
Year-to-date 2016	0	0.0	0	0.0	0	0.0	34	33.7	67	66.3	101	1,350,000	1,526,822
Year-to-date 2015	0	0.0	0	0.0	1	1.1	18	20.0	71	78.9	90	1,250,000	1,343,620
Halton Region													
July 2016	2	3.1	3	4.6	13	20.0	30	46.2	17	26.2	65	870,000	993,361
July 2015	6	7.3	46	56.1	5	6.1	10	12.2	15	18.3	82	525,000	743,977
Year-to-date 2016	3	0.4	219	26.0	249	29.6	212	25.2	159	18.9	842	780,000	934,423
Year-to-date 2015	43	6.9	290	46.7	56	9.0	87	14.0	145	23.3	621	585,000	909,006
Burlington													
July 2016	0	0.0	0	0.0	0	0.0	1	16.7	5	83.3	6	-	-
July 2015	0	0.0	0	0.0	0	0.0	3	50.0	3	50.0	6	-	1,468,332
Year-to-date 2016	0	0.0	0	0.0	2	6.3	8	25.0	22	68.8	32	-	1,561,700
Year-to-date 2015	0	0.0	1	3.3	4	13.3	4	13.3	21	70.0	30	-	1,499,230
Halton Hills													
July 2016	0	0.0	0	0.0	2	40.0	3	60.0	0	0.0	5	-	-
July 2015	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	-	-
Year-to-date 2016	0	0.0	15	8.6	80	45.7	71	40.6	9	5.1	175	790,000	836,194
Year-to-date 2015	0	0.0	6	15.4	14	35.9	9	23.1	10	25.6	39	790,000	908,183
Milton													
July 2016	0	0.0	3	25.0	8	66.7	1	8.3	0	0.0	12	730,000	707,983
July 2015	6	10.2	46	78.0	4	6.8	3	5.1	0	0.0	59	520,000	564,005
Year-to-date 2016	1	0.3	204	56.4	126	34.8	23	6.4	8	2.2	362	645,000	682,262
Year-to-date 2015	41	12.0	282	82.7	4	1.2	7	2.1	7	2.1	341	520,000	566,943
Oakville													
July 2016	2	4.8	0	0.0	3	7.1	25	59.5	12	28.6	42	885,000	1,074,898
July 2015	0	0.0	0	0.0	0	0.0	3	20.0	12	80.0	15	1,110,000	1,162,125
Year-to-date 2016	2	0.7	0	0.0	41	15.0	110	40.3	120	44.0	273	945,000	1,300,087
Year-to-date 2015	2	0.9	1	0.5	34	16.1	67	31.8	107	50.7	211	1,005,000	1,389,204

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $649,999		$650,000 - $799,999		$800,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Durham Region													
July 2016	47	40.5	40	34.5	20	17.2	6	5.2	3	2.6	116	500,000	520,486
July 2015	51	56.7	31	34.4	2	2.2	6	6.7	0	0.0	90	475,000	498,670
Year-to-date 2016	387	42.2	358	39.0	139	15.1	28	3.1	6	0.7	918	520,000	535,580
Year-to-date 2015	442	51.0	292	33.7	95	11.0	32	3.7	5	0.6	866	490,000	516,671
Ajax													
July 2016	0	0.0	2	20.0	8	80.0	0	0.0	0	0.0	10	692,500	675,989
July 2015	1	20.0	3	60.0	1	20.0	0	0.0	0	0.0	5	-	553,740
Year-to-date 2016	4	4.3	46	50.0	42	45.7	0	0.0	0	0.0	92	630,000	625,575
Year-to-date 2015	103	40.1	88	34.2	61	23.7	5	1.9	0	0.0	257	530,000	551,187
Brock													
July 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
July 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Clarington													
July 2016	18	56.3	14	43.8	0	0.0	0	0.0	0	0.0	32	487,500	473,938
July 2015	24	72.7	9	27.3	0	0.0	0	0.0	0	0.0	33	390,000	428,381
Year-to-date 2016	117	50.0	109	46.6	3	1.3	5	2.1	0	0.0	234	500,000	494,543
Year-to-date 2015	172	73.2	50	21.3	11	4.7	2	0.9	0	0.0	235	395,000	436,187
Oshawa													
July 2016	25	55.6	17	37.8	3	6.7	0	0.0	0	0.0	45	465,000	484,798
July 2015	18	54.5	14	42.4	1	3.0	0	0.0	0	0.0	33	485,000	498,434
Year-to-date 2016	189	54.2	141	40.4	17	4.9	2	0.6	0	0.0	349	485,000	499,183
Year-to-date 2015	120	56.6	86	40.6	5	2.4	1	0.5	0	0.0	212	485,000	487,183
Pickering													
July 2016	0	0.0	0	0.0	4	66.7	2	33.3	0	0.0	6	-	777,233
July 2015	3	50.0	0	0.0	0	0.0	3	50.0	0	0.0	6	-	624,033
Year-to-date 2016	18	18.4	29	29.6	42	42.9	9	9.2	0	0.0	98	620,000	642,004
Year-to-date 2015	8	12.3	30	46.2	7	10.8	18	27.7	2	3.1	65	580,000	666,480
Scugog													
July 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
July 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Uxbridge													
July 2016	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
July 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	21	53.8	13	33.3	4	10.3	1	2.6	0	0.0	39	450,000	477,943
Year-to-date 2015	7	77.8	2	22.2	0	0.0	0	0.0	0	0.0	9	-	-
Whitby													
July 2016	4	18.2	7	31.8	4	18.2	4	18.2	3	13.6	22	-	-
July 2015	5	38.5	5	38.5	0	0.0	3	23.1	0	0.0	13	525,000	598,657
Year-to-date 2016	38	35.8	20	18.9	31	29.2	11	10.4	6	5.7	106	585,000	607,280
Year-to-date 2015	32	36.4	36	40.9	11	12.5	6	6.8	3	3.4	88	530,000	586,402

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $649,999		$650,000 - $799,999		$800,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Remainder of Toronto CMA													
July 2016	14	22.6	37	59.7	7	11.3	4	6.5	0	0.0	62	550,000	580,267
July 2015	24	34.3	42	60.0	3	4.3	1	1.4	0	0.0	70	535,000	553,117
Year-to-date 2016	160	27.5	337	57.9	68	11.7	15	2.6	2	0.3	582	550,000	558,578
Year-to-date 2015	287	64.3	117	26.2	34	7.6	3	0.7	5	1.1	446	455,000	493,637
Bradford West Gwillimbury													
July 2016	3	17.6	13	76.5	0	0.0	1	5.9	0	0.0	17	595,000	592,402
July 2015	12	35.3	21	61.8	1	2.9	0	0.0	0	0.0	34	550,000	549,005
Year-to-date 2016	38	17.7	170	79.1	6	2.8	1	0.5	0	0.0	215	575,000	570,799
Year-to-date 2015	95	62.1	48	31.4	5	3.3	0	0.0	5	3.3	153	480,000	520,539
Town of Mono													
July 2016	1	5.6	7	38.9	7	38.9	3	16.7	0	0.0	18	-	672,589
July 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	12	11.5	38	36.5	40	38.5	13	12.5	1	1.0	104	645,000	666,516
Year-to-date 2015	6	9.0	37	55.2	23	34.3	1	1.5	0	0.0	67	650,000	651,822
New Tecumseth													
July 2016	10	45.5	12	54.5	0	0.0	0	0.0	0	0.0	22	510,000	495,354
July 2015	9	27.3	21	63.6	2	6.1	1	3.0	0	0.0	33	535,000	557,354
Year-to-date 2016	106	43.4	121	49.6	16	6.6	0	0.0	1	0.4	244	515,000	506,228
Year-to-date 2015	159	82.0	30	15.5	3	1.5	2	1.0	0	0.0	194	400,000	430,448
Orangeville													
July 2016	0	0.0	5	100.0	0	0.0	0	0.0	0	0.0	5	-	-
July 2015	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	-	-
Year-to-date 2016	4	21.1	8	42.1	6	31.6	1	5.3	0	0.0	19	-	-
Year-to-date 2015	27	84.4	2	6.3	3	9.4	0	0.0	0	0.0	32	-	428,910
Toronto CMA													
July 2016	54	8.1	141	21.2	138	20.8	78	11.7	253	38.1	664	795,000	1,157,851
July 2015	128	19.7	161	24.8	82	12.6	95	14.6	183	28.2	649	680,000	974,603
Year-to-date 2016	471	8.5	1,437	25.8	1,351	24.3	913	16.4	1,392	25.0	5,564	735,000	930,570
Year-to-date 2015	832	18.4	1,225	27.1	737	16.3	678	15.0	1,041	23.1	4,513	680,000	888,288
Oshawa CMA													
July 2016	47	47.5	38	38.4	7	7.1	4	4.0	3	3.0	99	505,000	535,826
July 2015	47	59.5	28	35.4	1	1.3	3	3.8	0	0.0	79	475,000	485,664
Year-to-date 2016	344	49.9	270	39.2	51	7.4	18	2.6	6	0.9	689	500,000	518,163
Year-to-date 2015	324	60.6	172	32.1	27	5.0	9	1.7	3	0.6	535	470,000	481,237
Greater Toronto Area													
July 2016	87	12.3	142	20.1	138	19.5	79	11.2	261	36.9	707	720,000	1,132,843
July 2015	151	22.7	147	22.1	80	12.0	100	15.1	186	28.0	664	675,000	966,313
Year-to-date 2016	655	11.5	1,370	24.0	1,336	23.4	924	16.2	1,418	24.9	5,703	720,000	919,574
Year-to-date 2015	869	18.8	1,281	27.7	734	15.8	688	14.9	1,060	22.9	4,632	670,000	886,419

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units July 2016						
Submarket	July 2016	July 2015	% Change	YTD 2016	YTD 2015	% Change
Toronto City	2,169,046	1,928,712	12.5	1,952,655	1,989,560	-1.9
Toronto	-	-	n/a	-	-	n/a
East York	-	-	n/a	-	-	n/a
Etobicoke	-	-	n/a	1,685,000	1,287,500	30.9
North York	2,494,520	-	n/a	2,248,127	-	n/a
Scarborough	-	-	n/a	-	562,857	n/a
York	-	-	n/a	-	-	n/a
York Region	1,149,732	1,133,356	1.4	990,646	974,046	1.7
Aurora	-	735,809	n/a	926,261	867,730	6.7
East Gwillimbury	577,057	628,890	-8.2	583,121	574,923	1.4
Georgina Township	559,019	699,990	-20.1	550,300	472,058	16.6
King Township	1,102,992	1,220,075	-9.6	1,340,476	1,222,365	9.7
Markham	949,161	979,923	-3.1	932,452	895,125	4.2
Newmarket	794,030	-	n/a	789,183	773,543	2.0
Richmond Hill	2,338,838	1,752,462	33.5	1,611,407	1,203,892	33.8
Vaughan	1,685,758	1,240,670	35.9	1,141,279	1,109,205	2.9
Whitchurch-Stouffville	-	678,980	n/a	927,594	686,903	35.0
Peel Region	753,839	637,945	18.2	756,527	664,350	13.9
Brampton	647,842	539,272	20.1	709,483	602,660	17.7
Caledon	690,579	629,000	9.8	721,850	670,003	7.7
Mississauga	2,045,714	1,505,882	35.8	1,526,822	1,343,620	13.6
Halton Region	993,361	743,977	33.5	934,423	909,006	2.8
Burlington	-	1,468,332	n/a	1,561,700	1,499,230	4.2
Halton Hills	-	-	n/a	836,194	908,183	-7.9
Milton	707,983	564,005	25.5	682,262	566,943	20.3
Oakville	1,074,898	1,162,125	-7.5	1,300,087	1,389,204	-6.4
Durham Region	520,486	498,670	4.4	535,580	516,671	3.7
Ajax	675,989	553,740	22.1	625,575	551,187	13.5
Brock	-	-	n/a	-	-	n/a
Clarington	473,938	428,381	10.6	494,543	436,187	13.4
Oshawa	484,798	498,434	-2.7	499,183	487,183	2.5
Pickering	777,233	624,033	24.5	642,004	666,480	-3.7
Scugog	-	-	n/a	-	-	n/a
Uxbridge	-	-	n/a	477,943	-	n/a
Whitby	-	598,657	n/a	607,280	586,402	3.6
Remainder of Toronto CMA	580,267	553,117	4.9	558,578	493,637	13.2
Bradford West Gwillimbury	592,402	549,005	7.9	570,799	520,539	9.7
Town of Mono	672,589	-	n/a	666,516	651,822	2.3
New Tecumseth	495,354	557,354	-11.1	506,228	430,448	17.6
Orangeville	-	-	n/a	-	428,910	n/a
Toronto CMA	1,157,851	974,603	18.8	930,570	888,288	4.8
Oshawa CMA	535,826	485,664	10.3	518,163	481,237	7.7
Greater Toronto Area (GTA)	1,132,843	966,313	17.2	919,574	886,419	3.7

Source: CMHC (Market Absorption Survey)

Figure 5.1a: MLS® Residential Average Price for Toronto

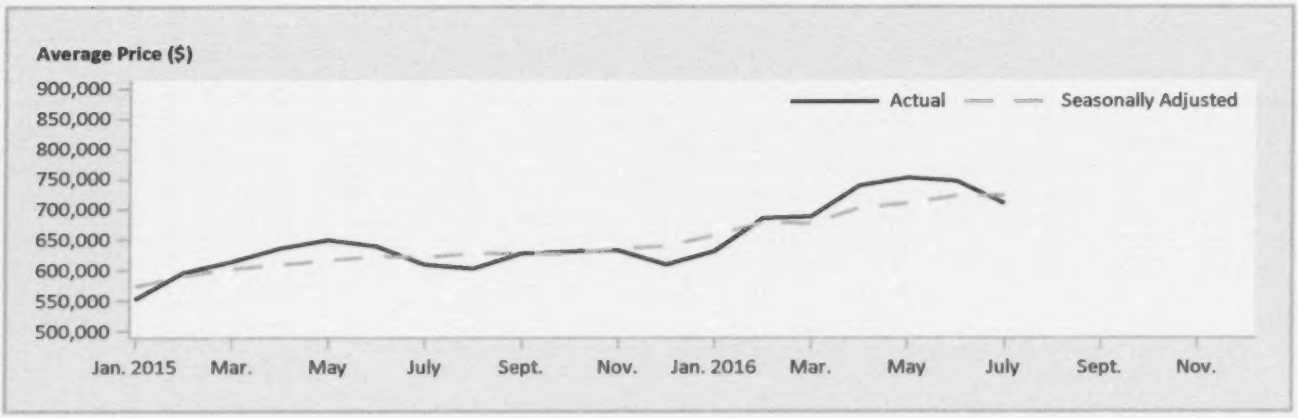


Figure 5.2a: MLS® Residential Sales for Toronto

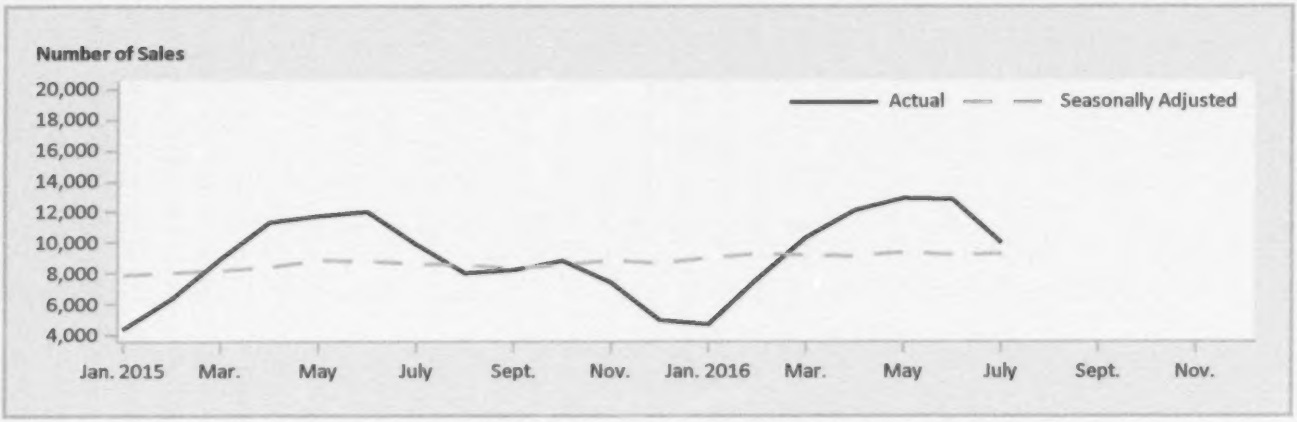
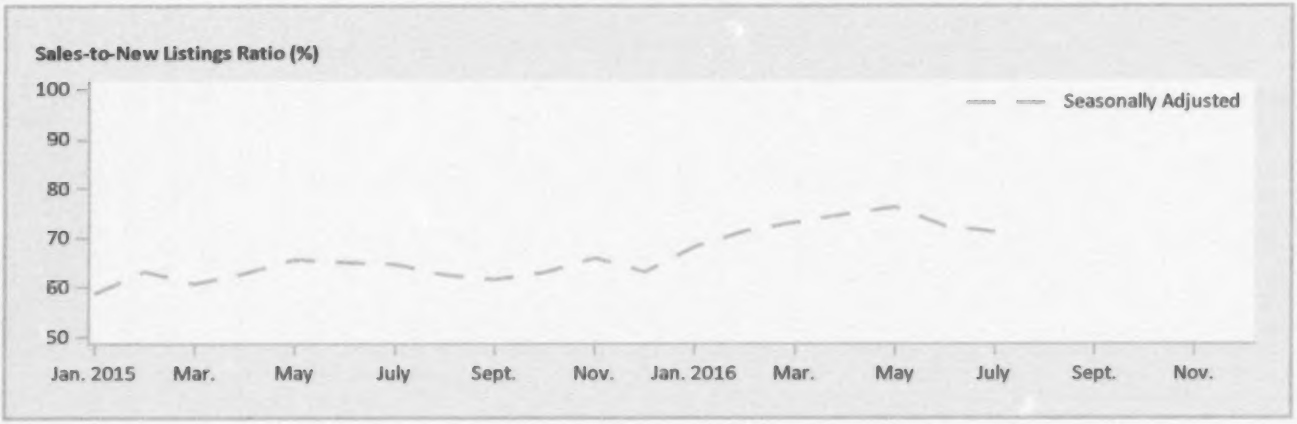


Figure 5.3a: MLS® Residential Sales- to- New Listings Ratio for Toronto



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

Figure 5.1b: MLS® Residential Average Price for Durham Region

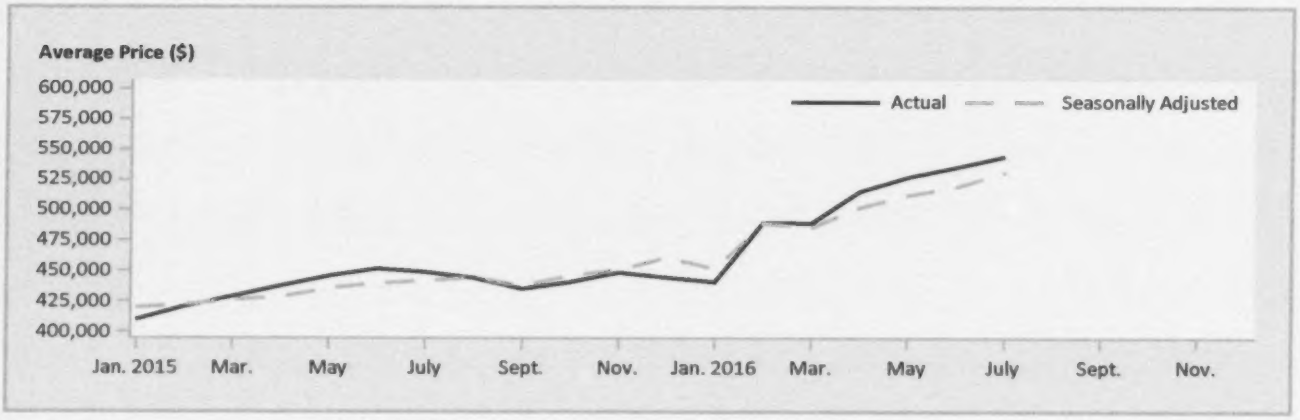


Figure 5.2b: MLS® Residential Sales for Durham Region

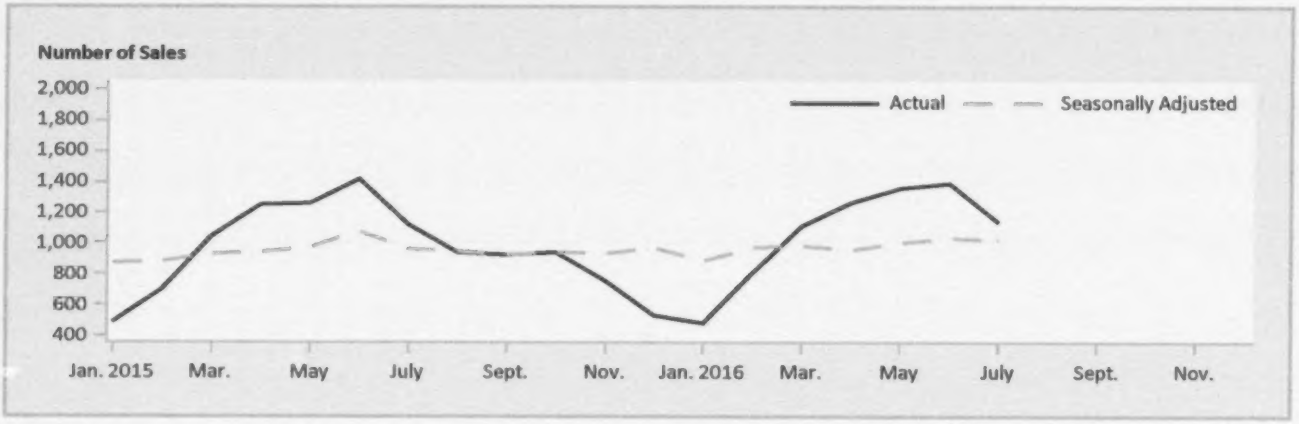
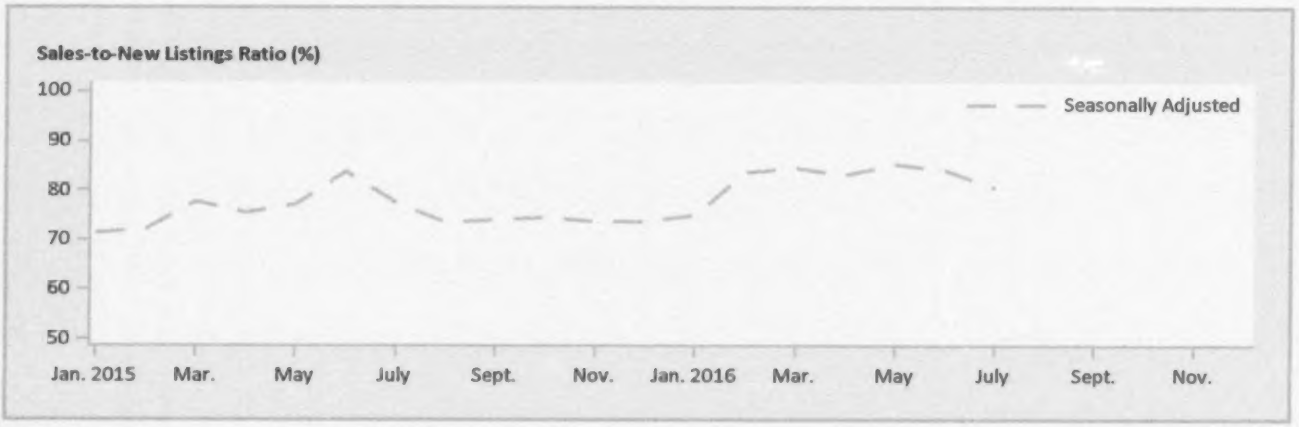


Figure 5.3b: MLS® Residential Sales- to- New Listings Ratio for Durham Region



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Source: CREA / Haver Analytics

Table 6a: Economic Indicators Toronto CMA
July 2016

		Inteterest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, Toronto CMA 2002 =100	Toronto Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	123.3	126.3	3,076	7.6	65.8	946
	February	567	2.89	4.74	123.7	127.2	3,084	7.4	65.8	943
	March	567	2.89	4.74	124.2	127.9	3,105	7.2	66.0	942
	April	561	2.89	4.64	124.5	127.7	3,122	7.2	66.2	944
	May	561	2.89	4.64	125.1	128.5	3,146	7.1	66.5	946
	June	561	2.89	4.64	125.9	128.8	3,170	6.9	66.8	954
	July	561	2.89	4.64	126.3	129.2	3,198	6.6	67.2	968
	August	561	2.89	4.64	127.1	128.7	3,214	6.8	67.5	982
	September	561	2.89	4.64	127.3	129.0	3,217	6.9	67.5	989
	October	561	2.89	4.64	127.9	129.0	3,214	7.1	67.5	989
	November	561	3.14	4.64	128.2	129.1	3,210	7.0	67.3	991
	December	561	3.14	4.64	128.4	128.7	3,219	7.0	67.3	990
2016	January	561	3.14	4.64	128.7	129.0	3,226	7.1	67.5	989
	February	561	3.14	4.64	129.2	129.4	3,223	7.2	67.4	987
	March	561	3.14	4.64	129.7	130.3	3,212	7.3	67.2	993
	April	561	3.14	4.64	130.6	130.7	3,210	7.5	67.1	996
	May	561	3.14	4.64	133.1	131.2	3,222	7.3	67.2	991
	June	561	3.14	4.64	133.7	131.5	3,238	6.7	67.0	985
	July	567	3.14	4.74		131.4	3,235	6.4	66.6	985
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators Oshawa CMA
July 2016

		Inteterest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, Toronto CMA 2002 =100	Oshawa Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	123.3	126.3	205.6	6.9	69.3	960
	February	567	2.89	4.74	123.7	127.2	203.5	7.1	68.6	979
	March	567	2.89	4.74	124.2	127.9	200.7	7.4	67.8	1,007
	April	561	2.89	4.64	124.5	127.7	198.0	7.6	67.0	1,027
	May	561	2.89	4.64	125.1	128.5	196.7	7.7	66.5	1,025
	June	561	2.89	4.64	125.9	128.8	194.6	7.7	65.7	1,005
	July	561	2.89	4.64	126.3	129.2	189.4	7.8	63.9	989
	August	561	2.89	4.64	127.1	128.7	186.4	8.0	63.0	973
	September	561	2.89	4.64	127.3	129.0	185.5	8.3	62.8	984
	October	561	2.89	4.64	127.9	129.0	190.7	8.1	64.3	989
	November	561	3.14	4.64	128.2	129.1	195.9	7.8	65.8	1,001
	December	561	3.14	4.64	128.4	128.7	202.9	6.9	67.4	1,001
2016	January	561	3.14	4.64	128.7	129.0	207.9	6.4	68.6	996
	February	561	3.14	4.64	129.2	129.4	209.9	6.1	68.9	990
	March	561	3.14	4.64	129.7	130.3	210.9	6.1	69.1	980
	April	561	3.14	4.64	130.6	130.7	211.7	6.0	69.2	970
	May	561	3.14	4.64	133.1	131.2	213.3	5.6	69.3	963
	June	561	3.14	4.64	133.7	131.5	212.5	6.4	69.6	964
	July	567	3.14	4.74		131.4	212.5	6.4	69.5	962
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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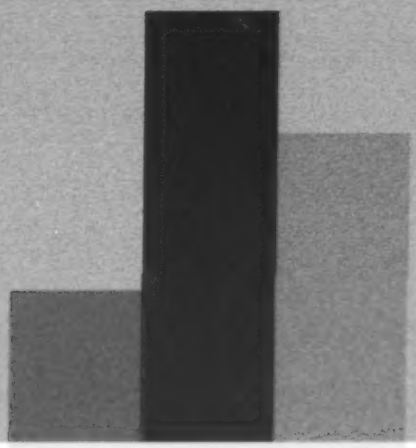

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